

ARTICLE II.
ANNEXATION OF ADDITIONAL PROPERTIES

Section 1. Additional properties and improvements, including common area, may be annexed in the manner provided in this Article to the Property herein described.

Additional properties so annexed shall be merged with the Property herein described and any other previously annexed property, and shall be subject to the provisions of this Declaration and to the Articles of Incorporation and By-laws of the Association.

Section 2. Declarant may annex additional properties contiguous to the Property herein described or to property previously annexed, provided, however, it first obtains the express consent of two-thirds of each class of members in Association.

ARTICLE III.
PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the common area which shall be appurtenant to and shall pass with the title to every assessed lot, subject to each of the following provisions.

(a) The right of the Association, in accordance with its Articles and By-laws, to borrow money for the purpose of improving the limited common area and facilities.

(b) The right of the Association to suspend the voting rights by a member, or any person to whom he has delegated his voting right, for any period during which any assessment against his lot remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations.

(c) The right of the Association to formulate, publish, and enforce rules and regulations as provided in Article X.

Section 2. Title to Common Area. Declarant reserves the right to convey "Retention Pond" lot located between Lots 11 and 12 to the Association. At such time as Declarant elects to make said conveyance, it will convey fee simple title to said property free and clear of all liens and encumbrances. It is understood and agreed that the "Retention Pond" lot has or will have a vertical Retention Pond thereon for the purpose of retaining water run off which shall be for the common benefit of all lot owners in this subdivision.

Section 3. Parking Rights. The owners of each lot shall park their automobile(s) on their lot either in their driveway or in their garage which shall be either a single or double car garage. No cars shall be parked on streets in the subdivision.

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