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CAVALIER WOODS

DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
OWNERS ASSOCIATION OF CAVALIER WOODS

THIS DECLARATION made this 27th day of April, 1984, by
CAVALIER PROPERTIES, a partnership, hereinafter sometimes called "Developer".

WITNESSETH :

WHEREAS, Developer is the owner of the real property described in Article II of this Declaration and desires to create thereon a residential community for duplex apartments; and,

WHEREAS, Developer desires to provide for the preservation of the values and amenities in the community and to insure the best use and most appropriate development and improvement of each of the lots in the community; and to this end, Developer desires to subject the real property described in Article II together with such additions as may hereafter be made thereto, to the covenants, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of the property and each owner thereof; and,

WHEREAS, Developer has deemed it desirable for the efficient preservation of the values and amenities in the community to create an organization to which should be delegated and assigned the powers of maintaining, administering, and enforcing the covenants and restrictions and collecting and disbursing the assessments and charges hereinafter created;

NOW, THEREFORE, Developer declares that the real property described in Article II and such additions thereto as may hereafter be made pursuant to Article II hereof, is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens hereinafter set forth.

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