

ARTICLE I  
DEFINITIONS

Section 1. "The Association" means OWNERS ASSOCIATION OF CAVALIER WOODS its successors and assigns, an unincorporated association as of the date hereof. The Developer reserves the right to incorporate the Association within one year from the date hereof without the consent of the owners.

Section 2. "Properties" means that real property described and referred to in this Declaration of Covenants, Conditions and Restrictions, and such additions thereto as may hereafter be brought within the jurisdiction of The Association.

Section 3. "Lot" means any parcel of land subject to this Declaration and shown as a numbered parcel upon any recorded subdivision plat of the Properties.

Section 4. "Owner" means the record owner, whether one or more persons or entities, of the fee simple title to any lot which is a part of the Properties, including contract sellers, but excluding any person having such interest merely as security for the performance of an obligation.

Section 5. "Person" means an individual, corporation, partnership, trust or any other legal entity.

Section 6. "Declaration" means this Declaration of Covenants, Conditions and Restrictions for the Association.

Section 7. "Member" means those persons entitled to and having membership as provided in this Declaration.

Section 8. "Developer" means Cavalier Properties, its successors and assigns.

Section 9. "Assessment" means a member's share of the common expenses as assessed against a member by The Association as provided for by this Declaration.

Section 10. In the event the Developer incorporates the Association as set forth in Section 1 above, such corporation shall be solely for the benefit of the community as a whole. It shall be an eleemosynary corporation but shall have the right to own real property, enforce these Covenants by any lawful means and to do any and all acts allowed such corporations consistent with these Covenants, including the levying of any assessments as set forth herein for common expenses necessary for the benefit of the community as a whole. If the Association is incorporated, all references in these Covenants to the Association shall thereafter mean such Corporation.

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PAGE 375