

MASTER DEED OF RIDGEVIEW  
HORIZONTAL PROPERTY REGIME

INDEX

ARTICLE AND SECTION HEADINGS	PAGE NUMBER
Article I. <u>Definitions</u> .....	1
Section 1.1    Definitions .....	1
Article II. <u>Administration</u> .....	4
Section 2.1    The Association .....	4
Section 2.2    Professional Management .....	4
Section 2.3    Agreements .....	4
Section 2.4    Access to Information .....	5
Section 2.5    Audited Financial Statements .....	5
Section 2.6    Rules and Regulations .....	6
Article III. <u>Property Rights</u> .....	6
Section 3.1    Development Plan .....	6
Section 3.2    Units .....	6
Section 3.3    Common Area and Limited Common Area .....	6
Section 3.4    Status of Title to the Project .....	8
Section 3.5    Unit Deeds .....	8
Article IV. <u>Assessments</u> .....	8
Section 4.1    Creation of Lien and Personal Obligation for Assessments .....	8
Section 4.2    Annual Assessments .....	9
Section 4.3    Special Assessments .....	10
Section 4.4    Date of Commencement of Annual Assessments; Due Dates .....	11
Section 4.5    Effect of Non-Payment of Assessment; The Personal Obligation of the Owner; The Lien; Remedies of Association .....	11
Section 4.6    Subordination of the Charges and Liens to Mortgages .....	13
Section 4.7    Reserves .....	14
Section 4.8    Working Capital Assessment .....	14
Article V. <u>Insurance and Casualty Losses</u> .....	15
Section 5.1    Hazard Insurance .....	15
Section 5.2    Liability Insurance .....	18
Section 5.3    Fidelity Bonds .....	18
Section 5.4    Authority to Adjust Loss .....	19
Section 5.5    Trustee .....	20
Section 5.6    Damage and Destruction .....	22
Section 5.7    Insufficient Proceeds to Repair .....	23