## THIRD AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS

## TABLE OF CONTENTS

| ARTICLE | DESCRIPTION | PAGE |
| :---: | :---: | :---: |
| I | Definitions | 2 |
| II | Property | 3 |
| III | Property Rights | 4 |
| III-1 | Member's Easement of Enjoyment | 4 |
| III-2 | Title to Common Property | 4 |
| III-3 | Extent of Member's Easements | 4 |
| III-4 | Services Provided by the Homeowners Association | 6 |
| III-5 | Restrictions Applicable to the Property | 6 |
| IV | Assessments | 11 |
| IV-1 | Creation of the Lien | 11 |
| IV-2 | Purpose of Assessments | 11 |
| IV-3 | Amount of Annual Assessment | 11 |
| IV-4 | Date of Commencement of Annual Assessment and Due Dates | 11 |
| IV-5 | Special Assessments | 11 |
| IV-6 | Subordination of the Lien to Mortgage | 12 |
| IV-7 | Budget, Notice of Assessment, Certificate as to Payment | 12 |
| IV-8 | Acceleration of Assessment Installments Upon Default | 13 |
| IV-9 | Interest and Counsel Fees | 13 |
| IV-10 | Contribution to Working Capital | 13 |
| V | Additional Services Authorized | 13 |
| VI | General Provisions | 14 |
| VI-1 | Duration | 14 |
| VI-2 | Notice | 14 |
| VI-3 | Enforcement | 14 |

# THIRD AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS 

## TABLE OF CONTENTS

ARTICLE DESCRIPTION PAGEVI-4VI-5VI-6
VI-7VI-8
Severability ..... 15
Amendment ..... 15
Bylaws and Administration; Changes in Documents ..... 16
Waiver ..... 16
Ratification, Confirmation and Approval of Agreements ..... 16
VI-9Protective Provisions for the Benefitof Institutional Lenders17

