

ARTICLE II – Property subject to this Declaration and additions thereto:

Section 1. Existing property as recorded in the State of Pennsylvania, County of Pike Plat Book #10.

Section 2. That property, whether real or personal, tangible or intangible property, which subsequently acquired by the Association or is, from time to time, deeded or transferred to the Association by the Developer or by action of a Court of Law.

ARTICLE III – Membership and Voting Rights in the Association:

Section 1. Classes of Members: there shall be members and associate members.

Section 2. Every person or entity (as his or her name appears on the recorded deed) who holds any equitable interest in any original lot or lots included within the Properties as herein defined, whether as land contract vendee or fee holder being subject to these covenants, shall be a member of the Association provided that any such person or entity who holds such an interest merely as a security for the performance of an obligation shall not be a member.

Section 3. Persons not holding an interest in any original lot in said properties may become a non-voting member (associate member) of the Association under terms and conditions prescribed by the Board. The following may qualify for associate membership:

- (a) The spouse and children of a member who have the same principal residence as the member.
- (b) Persons who may be tenants or regular occupants of residences situated within the properties.
- (c) Associate member shall have no vote or right of notice of any regular or special meeting of members. The privileges and duties of Associate Members shall be established from time to time by the Board by resolution. The privileges and duties of Associate members need not be the same as those of members.

Section 4. Voting Rights

(a) The Association shall have one class of voting membership. Voting members shall be all those members holding interest required for membership in Article III, Section 2. When more than one person or persons holds such interest in any lot in said properties, all such persons shall be members and the vote for each lot shall be exercised as they, among themselves, determine. Each member shall be entitled to one vote for each original lot that he or she owns in fee or in which he or she has an interest as a land contract purchaser.

(b) Proxies in writing maybe executed by every member entitled to execute consents. These proxies must be filed with the Secretary of the Association. Subject matter of all proxies shall be limited to a vote on a specific subject or proposal being presented at the Annual Meeting provided for in Article V, Section 3.

Section 5. Privileges of Members: Members and Associate Members shall have a right and easement to use the Common Areas subject to such other rules and conditions as may be established by the Board. Such right and easement of enjoyment in and to the common properties shall be appurtenant to and shall pass with the title of every lot.

Section 6. Suspension of Privileges of Membership: the Board may suspend the voting privilege of any member and the right and easement of any member or Associate member to use the common Areas for:

(a) The period of any continuing violation by such Member or Associate Member of the provisions of the Declaration, Constitution and By Laws, Rules and Regulations or Restrictive Covenants after the existence thereof shall have declared by the Board, and;

(b) Any period during which an Association assessment, charge, cost, fine or fee on such member's lot remains unpaid.

(c) Period of suspension to be determined by the Board.