

ARTICLE X
COMMUNITY FACILITIES

Section 1. Availability of Facilities. Community Facilities may be provided upon completion of the later phases of the Declarant's additional property. All Owners shall have the right to utilize such Community Facilities.

Section 2 Assessments. All owners shall, as an incident of ownership, be obligated to pay a part of the total assessment for the Community Facilities, as said assessments become due and payable. That portion of the annual assessment attributable to certain costs and expenses associated with the Community Facilities shall be due and payable by all Owners regardless of whether or not the Owner utilizes the Community Facilities; provided, however, the assessment related to the use of the Community Facilities will not be levied until the completion of such facilities.

Section 3 Operation and Management of Community FacilitiesThe Board of Directors, or its duly appointed agent, shall promulgate rules applicable to the operation and management of the Community Facilities.

Section 4 Lessees of Owners Owners may permit lessees of their homes to use the Community Facilities upon notification in writing to the Board of Directors (or its duly appointed agent). In such event, persons in the lessee's family may then use the Community Facilities in place of the lessor/Owner.

Section 5 Guests. Guests of Owners (and guest of lessees of Owners) may use the Community Facilities subject to the limitations, guest fees and rules set forth by the Board of Directors, or its duly appointed agent.

Section 6 Liability. Owners (and lessees of Owners) are liable for property damaged by them, their family and their guests.