

**DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND
EASEMENTS FOR THE SUMMER CHASE HOMEOWNERS
ASSOCIATION, INCORPORATED**

	<u>CONTENTS</u>	<u>PAGE #</u>
ARTICLE I	DEFINITIONS	1
ARTICLE II	CERTAIN LAND USE CLASSIFICATIONS	5
	ASSOCIATION PROPERTY	5
	RULES AND REGULATIONS	6
ARTICLE III	MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION	6
	BOARD	6
	DURATION OF ASSOCIATION	6
	CORPORATION	6
ARTICLE IV	COVENANT TO PAY ASSESSMENTS FOR ASSOCIATION EXPENSES	7
	ESTABLISHMENT OF LIENS	7
	COLLECTION OF ASSESSMENTS	8
	RIGHTS OF INSTITUTIONAL MORTGAGEES	9
ARTICLE V	METHOD OF DETERMINING ASSESSMENTS AND ALLOCATION OF ASSESSMENTS	9
ARTICLE VI	ASSOCIATION EXPENSES; CERTAIN ASSESSMENT CLASSIFICATIONS	11
ARTICLE VII	INSURANCE AND CONDEMNATION	14
ARTICLE VIII	EASEMENTS	18
ARTICLE IX	OCCUPANCY AND USE RESTRICTIONS	22
ARTICLE X	MAINTENANCE AND REPAIR OF SUBJECT PROPERTY	32
ARTICLE XI	GENERAL PROVISIONS	36

EXHIBIT A - PLAT DESCRIPTION OF SUMMER CHASE FOLLOWING THE COVENANTS

EXHIBIT B - ARTICLES OF INCORPORATION

ARTICLE I	DEFINITIONS	1
ARTICLE II	NAME	3
ARTICLE III	PURPOSES	3

ARTICLE IV	POWERS	3
ARTICLE V	MEMBERS AND VOTING	4
ARTICLE VI	TERM	6
ARTICLE VII	INCORPORATOR	6
ARTICLE VIII	OFFICERS	6
ARTICLE IX	DIRECTORS	6
ARTICLE X	INDEMNIFICATION	7
ARTICLE XI	BYLAWS	7
ARTICLE XII	AMENDMENTS	7
ARTICLE XIII	REGISTERED OFFICE AND REGISTERED AGENT	8
EXHIBIT C BYLAWS		
SECTION 1.	IDENTIFICATION OF ASSOCIATION	1
SECTION 2.	EXPLANATION OF TERMINOLOGY	1
SECTION 3.	MEMBERSHIP, MEMBERS' MEETINGS, VOTING AND PROXIES	1
SECTION 4.	BOARD: DIRECTORS MEETINGS	4
SECTION 5.	POWER AND DUTIES OF THE BOARD	5
SECTION 6.	OFFICERS OF THE ASSOCIATION	6
SECTION 7.	ACCOUNTING RECORDS; FISCAL MANAGEMENT	7
SECTION 8.	RULES AND REGULATIONS	8
SECTION 9.	PARLIAMENTARY RULES	9
SECTION 10.	AMENDMENT OF THE BYLAWS	9
SECTION 11.	STATE LAWS	10