

Membership in Sugar Creek Villas Recreation Association, Inc. shall consist of the unit owners and patio home lot owners.

Any person becoming an owner of a unit in Sugar Creek Villas Horizontal Property Regime and/or an owner of a patio home lot shall automatically become a member of Sugar Creek Villas Recreation Association, Inc., and be subject to the By-Laws and restrictions for said association. Such membership shall terminate without formal action of said Sugar Creek Villas Recreation Association, Inc. whenever such person ceases to be an owner, but such termination shall not relieve any such former owner from any liability or obligations incurred under or in any way connected with, said Sugar Creek Villas Recreation Association, Inc., during such period of ownership and membership, or impair any effective remedies of said Sugar Creek Villas Recreation Association, Inc.

When more than one person holds title to a unit or patio home lot, the vote on all matters upon which the members of said Sugar Creek Villas Recreation Association, Inc. are entitled to vote shall be limited to one (1) vote per unit and/or patio home lot to be exercised as such owners determine among themselves.

The By-Laws of Sugar Creek Villas Recreation Association, Inc. and the restrictive covenants applicable to the property shown on Exhibit "B" provide for assessments for the maintenance, repair, replacement and operation of the property of Sugar Creek Villas Recreation Association, Inc., to be paid by the unit owners of Sugar Creek Villas Horizontal Property Regime and the patio home lot owners. Said assessments shall be secured by a lien upon said units and patio home lots and all appurtenances thereto. To the extent permitted by applicable law, any lien for such assessments shall be subordinate to any first mortgage on any unit or patio home lot recorded prior to the date on which said lien arises.

Such a lien for assessments shall not be affected by any sale or transfer of a unit or patio home lot, except that a sale or transfer pursuant to a foreclosure of a first mortgage, or deed in lieu of foreclosure shall extinguish a subordinate lien for assessments which became payable prior to such sale, transfer or foreclosure.

II. PROPERTY GENERALLY. The property described in Exhibit "A" constitutes the property being hereby subjected to the Act.