

ARTICLE III.

RECREATIONAL FACILITIES

1. Declarant is constructing at its expense a clubhouse, a swimming pool and two all-weather tennis courts on the Homeowners' Association property and reserves the right to complete said construction.

2. Said recreational facilities shall be for the benefit and use of the condominium unit owners.

3. Membership in Hunters Ridge Association of Residence Owners, Inc. shall consist of the unit owners.

Any person becoming an owner of a unit in Hunters Ridge Horizontal Property Regime shall automatically become a member of Hunters Ridge Association of Residence Owners, Inc. and be subject to the by-laws and restrictions for said association. Such membership shall terminate without formal action of said Hunters Ridge Association of Residence Owners, 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 Hunters Ridge Association of Residence Owners, Inc. during such period of ownership and membership, or impair any effective remedies of said Hunters Ridge Association of Residence Owners, Inc.

When more than one person holds the title to a unit, the vote on all matters upon which the members of said Hunters Ridge Association of Residence Owners, Inc. are entitled to vote shall be limited to one (1) vote per unit to be determined as such owners determine among themselves.

4. An assessment shall be levied by the Homeowners' Association against each condominium unit within the Property. Said assessment shall apply equally to each completed condominium unit. Said assessment shall be due and payable to the Homeowners' Association on the first day of each month unless otherwise decided by the Homeowners' Association.

5. Declarant shall have and exercise all rights, powers, remedies, duties and privileges of the Homeowners' Association until control of the Homeowner's Association becomes vested in the