

Powderhorn Homeowners Association, Inc., for the purpose of administration of some of the functions of these covenants, and of collecting and disbursing the maintenance charges hereinafter provided.

SECTION 2. Subject to its provisions of its By-Laws to the contrary, every person or entity who is a record owner of a free or undivided fee interest in any lot which is subject to these covenants shall be a member of the association subject to such voting rights as are hereinafter provided; provided, however, that any person or entity who holds such an interest merely as security for the performance of an obligation shall not be a member.

SECTION 3. The Association shall have two classes of voting membership.

Class A. Class A members shall be all owners with the exception of the Declarant and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member shall be the Declarant and shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class A Membership on the happening of either of the following events, whichever occurs earlier:

- (a) When the total votes outstanding in the Class A membership equal the total outstanding in the Class B member, or
- (b) On January 1, 1980.

ARTICLE V

COVENANT FOR MAINTENANCE ASSESSMENT

SECTION 1. All lots shown on the recorded plat shall be subject to an annual assessment at the rate to be determined by the

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