

percentage changes from selected dates or such other index as may exceed the Consumer Price Index, for the twelve month period ending the immediately preceding July 1st, whichever is greater. Should the Directors determine that a greater increase in maintenance fees are needed, the Directors shall call for a meeting of the members who may determine a higher increase in maintenance fees by an affirmative vote of two-thirds of the members who are voting in person or by proxy, at a meeting duly called for such purpose, written notice of which, setting forth the purpose of the meeting, shall be sent to all members not less than 20 days nor more than 40 days in advance of the meeting.

5.7 In establishing the annual assessment for any assessment year, the Board of Directors shall consider all current cost and expenses of the Association, any accrued debts, and reserves for future needs.

5.8 In addition to the annual assessments authorized above, the association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of additional improvements, unexpected repair or replacement of a described capital improvement upon property of the Association, including the necessary fixtures and personal property relating thereto, provided that such assessment shall have the assent of two-thirds of the vote of the members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which, setting forth the purpose of the meeting, shall be sent to all members not less than 20 days nor more than 40 days in advance of meeting.

5.9 At the meeting called for under Paragraph 5.6 or 5.8 the presence of members or of proxies entitled to cast sixty (60%) per cent of all the votes of the membership shall constitute a quorum. If the required quorum is not present, another meeting may be called, subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

5.10 All sums payable as set forth above are payable to Cliff Ridge Colony Homeowners Association, Inc. and the amount so paid shall be administered by the Directors of said Association and may be used for the purposes hereinafter set forth as well as incidental purposes relating

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