

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore described, together with such additional residential lots as may be hereafter added as additional sections to Pebble Creek Development.

Section 4. "Common Area" shall mean that portion of the Property owned by the Association for the common use and enjoyment of the members of the Association and shall include, but is not limited to, all recreational facilities, community facilities, tennis courts and swimming pools, but shall not include any portion of the building locations, golf course properties, club house properties, or riding stable properties.

Section 5. "Lot" shall mean and refer to any plot of land for single family residences shown upon the plat hereinabove mentioned or upon plats of subsequent additions.

Section 6. "Declarant" shall mean and refer to Pebble Creek Development, a Partnership.

ARTICLE II

PROPERTY RIGHTS

Section 1. Members' Easements of Enjoyment. Every member shall have a right and easement of enjoyment in and to the Common Area and such easement shall be appurtenant to and shall pass with the title to every assessed Lot, subject to the following provisions:

- (a) The right of the Association to limit the number of guests of members;
- (b) The right to the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;
- (c) The right of the Association, in accordance with its Articles and By-Laws, to borrow money for the purpose of improving the Common Area and facilities and in aid thereof to mortgage said property;
- (d) The right of the Association to suspend the voting rights and right to use of the recreational facilities by a member for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed thirty (30) days for any infraction of its published rules and regulations;