

the obligation of the property owner to notify the Committee, or any member thereof, of any change of address.

Said Committee shall, by a majority, elect one of its members as Chairman and one of its members as Recording Secretary, and the duties of such Chairman and Recording Secretary shall be as usually appertain to such offices. Any and all rules or regulations adopted by said Committee regulating its procedure may be changed by said Committee from time to time by majority vote, and none of said rules or regulations shall be deemed to be any part or a portion of these restrictions, conditions, covenants or agreements. Said Committee by a majority vote may also adopt reasonable rules and regulations governing the meetings of the owners of parcels subject hereto, and the Chairman of said Committee shall be ex officio Chairman of any and all meetings of such parcel owners, and the Recording Secretary of said Committee shall be ex officio the Recording Secretary of any and all such meetings.

Written minutes of such meetings shall be kept which shall be opened for inspection without limitation to the owners of any such parcels.

The Committee shall, by a majority, appoint a person or firm, who may or may not be a member of the Committee, to serve as a manager. The manager may represent the Committee in its day to day functions, including but not limited to authorizing expenditures for maintenance of private easement roads and the common area within the property covered by this Declaration. The manager shall make periodic inspections of the property, and it shall be his duty to see that year around access over private roads is maintained, exclusive of snow removal. The Committee shall be empowered to pay the manager a reasonable fee for services performed, however not in excess of Forty Dollars (\$40.00) per month, plus adjustments from time to time as may be made by the Committee for cost of living adjustments over the base year 1970. The Committee shall be empowered to expend from funds collected such amounts as are necessary for Committee operations, including but not limited to travel, postage, stationery and supplies, telephone, and legal and accounting services.

Each owner of any property covered hereby, legal or equitable, by acceptance of a deed thereon or the signing of a contract or agreement to purchase the same, whether from Declarant or a subsequent owner, shall bind himself, his heirs, personal representatives and assigns to pay all charges determined and levied upon such property, including interest thereon and collection costs thereof, if any, including attorneys fees; and the obligation to pay such charges, interest and costs thereby constitute an obligation running with the land. Sale or transfer of any parcel shall not affect any lien or charges provided for herein.

The owner of each parcel shall automatically become a member of the Association. Membership in the Association shall be appurtenant to the ownership of each parcel and shall automatically transfer to the succeeding owners of each parcel. Each owner of any parcel of property covered hereby is automatically entitled to the burdens, privileges and obligations of membership in the Association and these rights and obligations cannot be transferred separate and apart therefrom.

6. Easements. Declarant reserves for himself, its successors and assigns, the following easements and/or rights-of-way:

A. An area for the mutual and non-exclusive use of all members of the Association, members of their family and invitees, to be used as an open recreation area, an area consisting of 2.1 acres, more or less, described