
**DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS**

for

HARMONY VALLEY CONDOMINIUMS

Dated as of October 27, 1999

TABLE OF CONTENTS

ARTICLE I - DECLARATION	1
Section 1.01. Declaration.	1
Section 1.02. Covenants Running with the Land.	2
Section 1.03. Non-Residential Use.	2
Section 1.04. Ground Lease.	2
ARTICLE II - DEFINITIONS	2
Section 2.01. Basic Definitions.	2
Section 2.02. Gender and Number.	8
ARTICLE III - UNITS AND COMMON ELEMENTS	8
Section 3.01. Units.	8
Section 3.02. Interests in General Common Elements.	9
Section 3.03. Limited Common Elements.	11
Section 3.04. Separate Taxation of Units.	11
Section 3.05. Description of Units.	11
ARTICLE IV - THE ASSOCIATION	11
Section 4.01. Formation of the Association.	11
Section 4.02. Purposes and Powers.	11
Section 4.03. Association Documents.	13
Section 4.04. Books and Records.	13
ARTICLE V - MEMBERSHIP AND VOTING	14
Section 5.01. Membership.	14
Section 5.02. Voting.	14
ARTICLE VI - EXECUTIVE BOARD	15
Section 6.01. Number and Election of Directors.	15
Section 6.02. Powers of the Executive Board.	16
Section 6.03. Declarant Control Period.	16
Section 6.04. Advisory Committee.	16
Section 6.05. Intermediate Control Period.	17
Section 6.06. Removal of Directors.	17
ARTICLE VII - ASSESSMENTS, COMMON EXPENSES, BUDGETS AND LIENS	17
Section 7.01. Obligations for Assessments.	17
Section 7.02. Shares of Common Expenses.	18
Section 7.03. Budgets.	19
Section 7.04. General Assessments.	20

Section 7.05. Special Assessments.	21
Section 7.06. Default Assessments.	22
Section 7.07. Assignment of Assessments.	22
Section 7.08. Assessment Lien.	22
Section 7.09. Waiver of Homestead Exemptions.	24
Section 7.10. Estoppel Certificates: Notices to Mortgagees.	24
Section 7.11. Reserve Fund.	24
ARTICLE VIII - UTILITY AND OTHER SERVICES	25
Section 8.01. Water and Sewer Services.	25
Section 8.02. Gas.	25
Section 8.03. Electric.	26
Section 8.04. Telephone.	26
Section 8.05. Trash Removal.	26
Section 8.06. Other Utilities.	27
ARTICLE IX - MAINTENANCE OF COMMON ELEMENTS AND UNITS	27
Section 9.01. Maintenance of Common Elements.	27
Section 9.02. Maintenance of Units.	27
Section 9.03. Owner's Failure to Maintain or Repair.	28
Section 9.04. Mechanic's Liens and Indemnification.	28
Section 9.05. Company.	28
Section 9.06. Limited Warranty.	28
Section 9.07. Assignment of Third Party Guaranties.	30
Section 9.08. Minimization of Interference.	30
ARTICLE X - ARCHITECTURAL REVIEW	31
Section 10.01. Architectural Review Committee.	31
Section 10.02. Architectural Review Committee Approval and Control.	32
Section 10.03. Appeal to Executive Board.	33
Section 10.04. Enforcement of Restrictions.	33
Section 10.05. Fees.	34
Section 10.06. Lapse of Approval.	34
Section 10.07. Liability.	34
ARTICLE XI - COVENANTS, CONDITIONS AND RESTRICTIONS	35
Section 11.01. Applicability of Covenants, Conditions and Restrictions.	35
Section 11.02. Association Documents.	35
Section 11.03. Use of Name.	35
Section 11.04. Notice of Conveyance. Assignment or Encumbrance.	35
Section 11.05. Qualified Users.	35
Section 11.06. Use of Common Elements.	35
Section 11.07. Wastage.	35

