

38
CS



202006041312 09/23/2020 03:40:00 PM 1/38

AMENDED DECLARATION OF COVENANTS,

CONDITIONS AND RESTRICTIONS

FOR

WAGGENER RANCH

(September 23, 2020)

Table of Contents

ARTICLE 1. DEFINITIONS.....	2
SECTION 1. "AMENDED DECLARATION".....	2
SECTION 2. "ARCHITECTURAL CONTROL COMMITTEE"	2
SECTION 3. "ARTICLES"	2
SECTION 4. "ASSOCIATION"	2
SECTION 5. "BOARD OF DIRECTORS" AND "BOARD"	2
SECTION 6. "COMMON FACILITIES"	2
SECTION 7. "COMMON PROPERTIES"	3
SECTION 8. "DECLARANT"	3
SECTION 9. "EASEMENTS"	3
SECTION 10. "EXOTIC ANIMALS"	3
SECTION 11. "LIVING UNIT"	3
SECTION 12. "LOT"	3
SECTION 13. "MASONRY" OR "MASONRY VENEER"	3
SECTION 14. "MEMBERS"	3
SECTION 15. "OWNER"	3
SECTION 16. "PLANS"	3
SECTION 17. "PROPERTY" OR "PROPERTIES"	4
SECTION 18. "SUBDIVISION PLAT"	4
SECTION 19. "SUPPLEMENTAL DECLARATION"	4
ARTICLE 2. THE ASSOCIATION.....	4
SECTION 1. DUTIES AND POWERS	4
SECTION 2. MEMBERSHIP.....	4
SECTION 3. VOTING RIGHTS	5
SECTION 4. NON-PROFIT CORPORATION	5
SECTION 5. BY-LAWS	5
SECTION 6. MEMBER'S RIGHT AND EASEMENT OF ENJOYMENT	5
SECTION 7. EXTENT OF MEMBER'S RIGHT AND EASEMENT OF ENJOYMENT	5
SECTION 8. MANAGER.....	6
SECTION 9. INDEMNIFICATION.....	6
ARTICLE 3. COVENANTS FOR MAINTENANCE ASSESSMENTS AND CHARGES.....	7
SECTION 1. CREATION OF THE LIEN AND PERSONAL OBLIGATION OF ASSESSMENTS AND CHARGES	7
SECTION 2. PURPOSE OF ASSESSMENTS.....	7
SECTION 3. ANNUAL ASSESSMENT.....	7
SECTION 4. SPECIAL ASSESSMENTS FOR CAPITAL IMPROVEMENTS AND EXTRAORDINARY EXPENSES	8
SECTION 5. ASSESSMENTS LEVIED ON UNIFORM BASIS	8
SECTION 6. COMMENCEMENT OF ANNUAL ASSESSMENTS; DUE DATES	8
SECTION 7. DUTIES OF THE BOARD OF DIRECTORS.....	8
SECTION 8. CERTIFICATION OF ASSESSMENTS AND/OR CHARGES	8
SECTION 9. ESTABLISHMENT OF CHARGES.....	9
SECTION 10. EFFECT OF NON-PAYMENT OF ASSESSMENTS AND/OR CHARGES; REMEDIES OF THE ASSOCIATION.....	9
SECTION 11. SUBORDINATION OF THE LIEN TO MORTGAGES.....	10
ARTICLE 4. ARCHITECTURAL CONTROL COMMITTEE.....	10
SECTION 1. TENURE.....	10
SECTION 2. APPROVAL OF PLANS	11
SECTION 3. MEMBERSHIP OF ARCHITECTURAL CONTROL COMMITTEE	12
SECTION 4. ACTIONS OF THE ARCHITECTURAL CONTROL COMMITTEE	12
SECTION 5. RULES AND REGULATIONS; MINIMUM CONSTRUCTION STANDARDS	12
SECTION 6. APPROVAL OF GENERAL CONTRACTORS AND BUILDERS.....	12
SECTION 7. NO LIABILITY	13

