

# Relevant WFCAs CCRs: Membership

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CCRs) APPLY TO ALL WFCAs NEIGHBORHOODS AND RESIDENTS.

SECTION 2. APPLICATION. This Declaration shall apply to all Neighborhoods and each Residence located within Winslow Farm. This Declaration shall apply with equal force to every Owner of a Residence within each Neighborhood.

EACH OWNER OF A RESIDENCE IN WINSLOW FARM SHALL AUTOMATICALLY BE A MEMBER OF WFCAs.

3.1. Membership. The Community Association shall provide for the maintenance and repair, replacement, administration and operation of the Community Area, and will perform such other functions as may be designated to it. Each Owner of a Residence in Winslow Farm shall automatically be a member of the Community Association, but membership shall terminate when such person ceases to own a Residence, and will be transferred to the new Owner; provided, however, any person who holds the interest of an Owner in a Residence merely as security for the performance of an obligation shall not be a member until and unless he realizes upon his security, at which time he shall automatically be and become an Owner and a member of the Community Association.

EACH RESIDENCE SHALL HAVE ONLY ONE VOTE.

3.2.1. Class A. Class A members shall be all Owners except Declarant and shall be entitled to one vote for each Residence owned. All persons holding an interest in any Residence shall be members; however, each Residence represented shall have only one vote as the Owners of such Residence may determine.

AN ANNUAL ASSESSMENT IS CALCULATED TO BE EQUAL FOR ALL RESIDENTS. THE ASSESSMENT IS THE BUDGET DIVIDED BY THE TOTAL NUMBER OF RESIDENCES.

1.20. Regular Assessments. "Regular Assessments" means the total annual budget for the Community Association based on the estimated cash requirement for the Community Expenses in the ensuing year as set forth in said budget, divided by the total number of Residences in Winslow Farms.