

**EXHIBIT I.**

**DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, CHARGES AND LIENS FOR TEFFT  
HILL FARM HOMEOWNERS ASSOCIATION**

**INDEX TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTION, CHARGES AND LIENS FOR  
TEFFT HILL FARM HOMEOWNERS ASSOCIATION**

**ARTICLE I      DEFINITIONS**

- 1.1\_      Area of Common Responsibility
- 1.2      Assessments
- 1.3      Association
- 1.4      Board of Directors or Board
- 1.5      Bylaws
- 1.6      Common Expenses
- 1.7      General Common Area
- 1.8      Lot
- 1.9      Lot Assessment
- 1.10     Member
- 1.11     Mortgage
- 1.12     Mortgagee
- 1.13     Mortgagor
- 1.14     Open Space
- 1.15     Owner
- 1.16     Plat or Plats
- 1.17     Person
- 1.18     Properties
- 1.19     Special Use Properties
- 1.20     Tefft Hill Farm

**ARTICLE II     PROPERTY RIGHTS**

- 2.1      Owner's Easement of Enjoyment
- 2.2      Antennas
- 2.3      Exterior Lighting
- 2.4      Delegation of Use
- 2.5      Owner's Right to Ingress, Egress and Support
- 2.6      Use of Lots
- 2.7      Landscaping, Fences and Lawn Ornaments
- 2.8      Signs
- 2.9      Rules and Regulations
- 2.10     Declarant's Reserved Easement
- 2.11     Storage and Parking
- 2.12     Pets
- 2.13     Residential Use
- 2.14     Approval by Declarant of Construction
- 2.15     Garages
- 2.16     Setbacks
- 2.17     Chickens, Fowl and Live Stock
- 2.18     Firearms
- 2.19     Water Tower Lot

**ARTICLE III    MEMBERSHIP AND VOTING RIGHTS**

- 3.1 Membership
- 3.2 Voting
- 3.3 Board of Directors

#### **ARTICLE IV MAINTENANCE**

- 4.1 Maintenance

#### **ARTICLE V INSURANCE AND CASUALTY LOSSES**

- 5.1 Insurance
- 5.2 No Partition
- 5.3 Disbursement of Proceeds
- 5.4 Damage and Destruction
- 5.5 Repair and Reconstruction

#### **ARTICLE VI CONDEMNATION**

- 6.1 Condemnation

#### **ARTICLE VII ANNEXATION OF ADDITIONAL PROPERTY**

- 7.1 Annexation Without Approval of Class "A" Membership
- 7.2 Annexations With Approval of Class "A" Membership
- 7.3 Development Plan

#### **ARTICLE VIII RIGHTS AND OBLIGATIONS OF THE ASSOCIATION**

- 8.1 The Area of Common Responsibility
- 8.2 Personal Property and Real Property for Common Use
- 8.3 Rules and Regulations
- 8.4 Implied Rights
- 8.5 Self-Help
- 8.6 Right of Entry
- 8.7 Services

#### **ARTICLE IX ASSESSMENTS**

- 9.1 Purpose of Assessments
- 9.2 Creation of Assessments
- 9.3 Computation of General Assessments
- 9.4 Maximum Annual General Assessments
- 9.5 Capitalization of Association
- 9.6 Date of Commencement of Assessments
- 9.7 Special Assessments
- 9.8 Lien for Assessments
- 9.9 Effect of Nonpayment of Assessments: Remedies of the Association
- 9.10 Capital Budget and Contribution
- 9.11 Subordination of Lien to Mortgages
- 9.12 Exempt Lots
- 9.13 Assessments on Lots Owned by Declarant
- 9.14 Special Use Properties Areas and Special Use Properties Fees

**ARTICLE X ARCHITECTURAL STANDARDS**

- 10.1 Architectural Review Board
- 10.2 New Construction Committee
- 10.3 Modifications Committee
- 10.4 Submission of Plans and Specifications
- 10.5 Architectural Guidelines
- 10.6 Violations

**ARTICLE XI USE RESTRICTIONS**

- 11.1 Use Restrictions

**ARTICLE XII MORTGAGE PROVISIONS**

- 12.1 Payment of Taxes
- 12.2 No Priority
- 12.3 Notice to Mortgagee
- 12.4 Management Agreement Limitations

**ARTICLE XIII DURATION AND AMENDMENT**

- 13.1 Duration
- 13.2 Amendment

**ARTICLE XIV GENERAL PROVISIONS**

- 14.1 Enforcement
- 14.2 Indemnification
- 14.3 Delegation of Use
- 14.4 Owner's Right to Support
- 14.5 Easements for Utilities, Etc.
- 14.6 Construction and Sale
- 14.7 Gender and Grammar
- 14.8 Severability
- 14.9 Captions
- 14.10 Perpetuities

**EXHIBIT A** Property (NOT INCLUDED)

**EXHIBIT B** Association By-Laws

**EXHIBIT C** Additional Property (NOT INCLUDED)