

ARTICLE IV.

Owner's Rights in Common Area

A. Easement of Use and Enjoyment: Every Owner shall have a right and easement of use and enjoyment in and to the Common Area, and such easement shall be appurtenant to and

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shall pass with title to every Lot.

B. Title: Legal title to Common Area shall be held by The Foundation. Foundation shall not sell, mortgage, pledge, lease, allow to become subject to a lien, or to encumber in any way, the Common Area without prior written approval of two-thirds (2/3) of Board after conducting a Public Hearing of Home Owners concerning the proposed action.