

Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose, subject to the provisions of Section 5 following.

Section 5. Notice and Quorum for any Action

Authorized Under Section 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 4 shall be sent to all members not less than ten (10) days nor more than thirty (30) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty per cent (60%) of all the votes of the membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

Section 6. Rate of Assessment.

(a) Annual assessment shall be payable on an annual basis by April 30th of each year, for the then current fiscal year.

(b) Special assessments shall be payable within sixty (60) days after action by the Association fixing the assessment; provided that the Association may establish other terms for the payment of special assessments exceeding \$100.00 levied during any fiscal year.

Section 7. Date of Commencement of Annual Assessments:

Due Dates. The annual assessments provided for herein shall apply to the fiscal year in which they become due; shall be effectively levied as of the annual meeting taking place during said fiscal year, and shall be payable as provided in Section 6 of this Article. Written notice of the annual assessment shall be sent to every Owner subject thereto, following the annual meeting. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified lot have