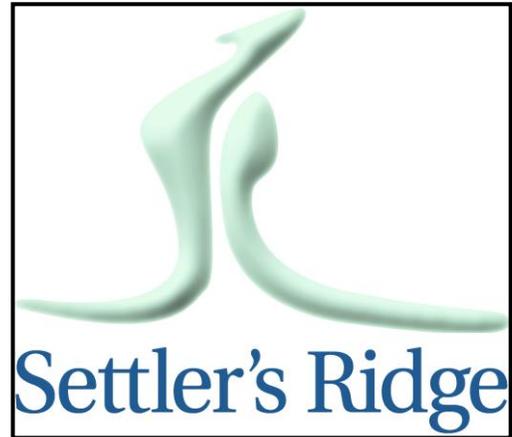


The Settler's Ridge Homes Association

The Settler's Ridge Homes Association has been formed both to protect architectural, aesthetic, and development standards and to create a structure for the execution of maintenance tasks normally associated with the care of the development's "common" areas and /or elements. Such duties as lawn care, landscaping, and other normal maintenance of any buildings, grounds, or structures held in common by Settler's Ridge homeowners are funded with annual homeowners associations fees.... which may be adjusted in accordance with the budget projected for annual maintenance and improvements.

Upon the purchase of a single family home at Settler's Ridge you will automatically become a member of The Settler's Ridge Homes Association. This association and the covenants, easements, and restrictions governing the association (highlighted below) may be supplemented by additional plats annexed (subdivided) in the future.

Each Homeowner is required to pay the Association an initial initiation fee of \$75.00 upon conveyance of a single family lot from the Developer. The amount is the same regardless of the date of closing within the calendar year. On January 1 of the first year following acquisition, the Homeowner is required to pay the Association that year's annual fee. Subsequent owners of lots or units conveyed by the original Homeowner are responsible for payment of the annual fees thereafter. The annual fee may be increased by the Board of Directors should projected costs dictate (the Association is a not-for-profit corporation).



Special assessments for capital improvements may also be levied provided the majority of each class of members (A & B) votes in favor of the assessment.

For the purposes of highlighting those covenants and restrictions pertaining to the current development status of Settler's Ridge, the following regulations have been set forth:

USE RESTRICTIONS

1. No roomers or boarders.
2. Placement of sheds, posts, walls, fences, dog houses, dog pens, free standing garages require approval of the Architectural Review Committee.
3. Chain link fences are prohibited.
4. No exterior wiring, antennas.
5. Satellite receiver dishes require approval of the Architectural Review Committee.
6. No temporary structures.
7. No storage tanks.
8. No open fires or fireworks.
9. No above ground swimming pools
10. No uncovered parking areas.
11. No all-terrain vehicles permitted anywhere in the Development.

A complete set of covenants, restrictions, and other homeowners documents are provided to buyers at closing. They are available for review prior to purchase by request. The information above is provided as a convenience only and is not a substitute for the actual Covenants & Restrictions governing Settler's Ridge.