

RIIA CC&R's

ARTICLE III.  
PROPERTY RIGHTS

Section 1. Lot Owners' Easements. All members of RIIA in good standing will have a right and easement of enjoyment in and to the Raft Island bridge and approach road, all Raft Island roads, and any other facilities now owned or hereafter acquired by RIIA and designated for common use (hereafter collectively referred to as the "Common Areas"), subject to the following:

(a) The right of RIIA to suspend the voting rights and the easement rights of any Lot Owner for any period during which any assessment against his Lot remains unpaid.

(b) The right of RIIA to dedicate or transfer all or any part of the Common Areas to any public agency, authority, or utility, subject to such conditions as may be approved by a majority vote of the RIIA members present at a duly held meeting.

(c) The right of RIIA by a majority vote of members present at a duly held meeting to adopt additional written rules and restrictions governing the use and maintenance of the Common Areas, and to establish penalties for violation of said rules and restrictions.

Section 2. Delegation of Easement Rights. Any member of RIIA in good standing may delegate his right of enjoyment to the Common Areas to members of his family, his tenants, and for temporary periods only, his guests.

Section 3. Obstruction of Common Areas. No Lot Owner shall in any way obstruct, restrict or limit another Lot Owner's use of any Common Area. Any Common Area damaged by a Lot Owner, his family, tenants, guests or invitees, shall be repaired by said Lot Owner, and failure to do so shall give RIIA a claim against said Lot Owner, which shall also be a charge on, and lien against, his Lot which may be fore- closed pursuant to the provisions of the following Article.