

RIIA CC&R's

ARTICLE VII.
GENERAL PROVISIONS

Section 1. Binding Effect. The provisions of these Amended and Restated Covenants, Conditions and Restrictions shall run with the land and shall bind any person having at any time an interest or estate in any Lot as though these provisions were recited at length in each and every deed and conveyance or lease thereof.

Section 2. Enforcement. RIIA, or any Lot Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by this instrument, and in any such proceeding, the prevailing party shall be entitled to an award of reasonable attorneys' fees. Failure by RIIA or by any Lot Owner to enforce any covenant or restriction herein contained, and any delay or omission in the exercise of any rights, powers or remedies herein provided, shall in no event be deemed or construed as a waiver of the right to enforce said covenants and restrictions thereafter.

Section 3. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall not affect any other provisions hereof which shall remain in full force and effect.

Section 4. Amendments. This instrument, and any and all of the covenants, conditions and restrictions contained herein, may be amended at any time by a vote of the majority of the Lot Owners who are then eligible to vote as members of RIIA.

Section 5. Incorporation of Bylaws. The Bylaws of RIIA in effect at the time of execution of this instrument, and as thereafter amended, are incorporated herein by this reference, and shall, together with the terms and conditions hereof, govern the administration of these covenants, conditions and restrictions.

Section 6. Execution and Counterparts. This instrument shall take effect and be in full force when executed by the owners of a majority of the Lots in the Plats, and shall then be placed of record. This instrument may be executed in multiple counterparts, and as so executed shall constitute one agreement, binding on all of the Lot Owners.

IN WITNESS WHEREOF, the Lot Owners execute this Amended and Restated Covenants, Conditions and Restrictions, dated for reference purposes only, May 1, 1997.