

NOTE:

**NO CHANGES, ALTERATIONS,
MODIFICATIONS, OR
ADDITIONS ARE TO BE MADE
TO THE DECLARATION OR
BYLAWS AFTER THE
APPROVAL AND SIGNATURE
OF THE REAL ESTATE
COMMISSIONER. IF ANY
SUCH CHANGES OCCUR, THE
REAL ESTATE
COMMISSIONER'S APPROVAL
IS NULL AND VOID**

AMENDED and RESTATED DECLARATION

of

CONDOMINIUM OWNERSHIP

for

TOWNHOUSE VILLAGE CONDOMINIUMS

TABLE OF CONTENTS

1.	DEFINITIONS AND INTERPRETATION	1
1.1	Definitions	1
1.2	Liberal Construction	3
1.3	Mortgagee Approval	3
1.4	Original Owner of Units	4
1.5	Captions and Exhibits	4
1.6	Duration	4
1.7	Notices	4
1.8	Costs and Attorneys' Fees	4
1.9	Miscellaneous	4
2.	NAME	5
3.	PROPERTY SUBMITTED AND ALLOCATION OF UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS	5
4.	DESCRIPTION OF BUILDINGS AND UNITS	5
4.1	General Description of Buildings	5
4.2	General Description, Location, and Designation of Units	5
4.3	Boundaries of Units	5
5.	GENERAL COMMON ELEMENTS	6
6.	LIMITED COMMON ELEMENTS	6
7.	DESCRIPTION OF UTILITIES	6
8.	OCCUPATION, USE AND TRANSFER	7
9.	ALLOCATION OF COMMON PROFITS AND COMMON EXPENSES	7
9.1	Method of Allocation	7
9.2	No Exception and No Offset	8
10.	VOTING RIGHTS	8
11.	SERVICE OF PROCESS	8
12.	MAINTENANCE AND REPAIRS	8
12.1	Maintenance of Common Elements	8
12.2	Individual Units	8
13.	AUTHORITY REGARDING EASEMENTS AND OTHER PROPERTY RIGHTS OF ACCESS AND USE; SPECIAL SUCCESSOR DECLARANT RIGHTS AND EASEMENTS	9
13.1	In General	9
13.2	Rights Created by Association	9
13.3	Right of Entry	9
13.4	Special Successor Declarant Rights	10
13.5	Successor Declarant's Easements for Signs	11
14.	ENCROACHMENTS	11
14.1	Encroachments in the Condominium	11
14.2	Limitation	11
14.3	Effect of Marketability	11
15.	MORTGAGEE PROTECTION	11
15.1	Controlling Over Other Sections	12
15.2	Notice of Action	12

