

(b) Any such addition shall be made by filing of record a deed, agreement or other instrument in form approved by the Developer prior to January 1, 1978 and thereafter by the Association which shall extend the scheme of these Covenants and Restrictions to such additional property. Such instrument may contain such complementary additions and modifications of these Covenants and Restrictions as may be necessary to reflect the different character, if any, of the added property and as are not inconsistent with the scheme of these Covenants and Restrictions. In no event, however, shall such instrument revoke, modify or add to the Covenants and Restrictions established by this deed for The Deerfield Lake Subdivisions, nor shall such instrument provide for assessment of the added property at a lower rate than that applicable to The Deerfield Lake Subdivisions.

(c) Upon merger or consolidation of the Association with another association, the surviving or consolidated association may administer the covenants and restrictions established upon any other properties as one scheme. No such merger or consolidation, however, shall be entered into which would effect or attempt to effect any revocation, change or addition to the Covenants and Restrictions established by this deed for The Deerfield Lake Subdivisions except as hereinafter provided.

### ARTICLE III

#### MEMBERS AND VOTING RIGHTS IN THE ASSOCIATION

Section 1. *Members.* Every Owner shall automatically become a Member of the Association for so long as he is an Owner, provided that any such person or entity who holds such interest merely as a security for the payment of money or performance of an obligation shall not be a Member. The Developer shall be a Member until it has conveyed every Lot owned by it to an Owner.

Section 2. *Voting Rights.* Membership in the Association shall be divided into Class A Members and Class B Members.

Class A. Class A Members shall be all Members with the exception of the Class B Members. Class A Members shall be entitled to one vote for each Lot. In the event a Lot is owned by more than one owner, the owners shall not be entitled to more than one vote with respect to any such Lot.

Class B. Class B Members shall be the Developer or any of its affiliated corporations owning Lots in The Deerfield Lake Subdivisions. Each Class B Member shall be entitled to four votes for each Lot owned by it.

Section 3. *Articles and Regulations of Association.* The Articles of Incorporation and Code of Regulations of the Association may contain any provisions, not in conflict with these Covenants and Restrictions, as are permitted to be set forth in such Articles and Regulations by the Non-Profit Corporation Law of Ohio as from time to time in effect.

### ARTICLE IV

#### PROPERTY RIGHTS IN THE COMMON PROPERTIES

Section 1. *Members' Easements of Enjoyment.* Subject to the provisions of Section 3 of this Article IV, every Member or, in the stead of said Member, any tenant or lessee thereof who is in residence upon said Member's Lot shall have for himself, his immediate household and guests a right and easement of enjoyment in and to the Common Properties, and such easement shall be appurtenant to and shall pass with the title to every Lot.

Section 2. *Title to Common Properties.* The Developer may retain the legal title to the Common Properties until such time as it has completed any improvements thereon and until such