

or to mortgage the Common Property subject to the limitations and conditions set forth in the Association Documents. .

- (3) Delegation. Subject to the Rules and Regulations and such other restrictions as may be adopted by the Association, any Person having the right to use and enjoy the Common Property may delegate such rights to such Person's household, guests, employees, tenants, agents and invitees and to such other Persons as may be permitted by the Association.

Section 3.9. Reserved Common Area and Limited Common Area

- (1) Reserved Common Area. The Board of Directors shall have the power in its discretion from time to time to grant revocable licenses within the Common Property. If the Board of Directors grants a revocable license in the Common Property, excluding designated Common Areas, such Common Property shall be subject to such restrictions, reasonable charges and conditions on the use thereof as the Board may deem appropriate.
- (2) Limited Common Area. The Association shall have the right to restrict portions of the Common Property in the nature of an easement for the exclusive use of the Owners of one or more specific Lots by designating such portions of the Common Property, excluding designated Common Areas, as Limited Common Area. The Association may: (1) describe the location of the Limited Common Area and the Lots to which it is appurtenant in this Declaration or a Supplementary Declaration; (2) indicate the locations of the Limited Common Area appertaining to one or more Lots by depicting such Limited Common Area and the Lots to which it is appurtenant on the plat attached as an exhibit to a Supplementary Declaration; or (3) label a portion of the Common Property shown on a plat as an exhibit to a Supplementary Declaration as "Common Property that may be assigned as Limited Common Area," and thereafter assign such Limited Common Area to one or more specific Lots by unilaterally amending the Supplementary Declaration to indicate the assignment, depicting the Limited Common Area being assigned and the Lots to which it is appurtenant.

Section 3.10. Lakeshore Easements. The Association or its successors and assigns shall have the right of access over and through any portion of the Submitted Land (excluding any dwelling), and may delegate such right to the Managing Agent and any other persons authorized by the Board of Directors, in the exercise and discharge of their respective powers and responsibilities to maintain and protect the lake and the shoreline, including without limitation to make inspections and to correct any condition originating on a Lot or the Common Property; provided, however, that if possible the Owner will be contacted, alerted of the condition and asked to cooperate. Such cooperation shall not be unreasonably withheld, conditioned or delayed. This easement extends to the high water mark of the lake, which is defined by the elevation at the crest of the dam.