

6.13 Volunteer Clearinghouse; Charter Clubs. One of the important functions of the Community Council is to encourage and facilitate the organization of volunteer organizations within the community which will serve the interests of community residents and occupants of commercial properties as they may be identified from time to time. The Community Council may maintain a data bank of residents interested in volunteering and may make such data available to volunteer organizations within the community.

In addition, the Community Council, acting by resolution, may establish or support the establishment of owner organizations, as it deems appropriate to encourage or facilitate the gathering of owners, residents, and occupants of commercial properties of DC Ranch to pursue common interests or hobbies.

Such owner organizations may, but need not, include "charter clubs." The Community Council may, from time to time, grant charters to groups of individuals who share a particular field of interest. This charter shall confer privileges and impose responsibilities on such charter clubs.

The Community Council may grant privileges to charter clubs. Such privileges may include, without limitation, financial support; material support; facility use privileges, either with or without charge; priority for facility use; administrative and technical support; and liability insurance coverage.

Members who are interested in establishing a charter club may petition for a charter from the Community Council. The Community Council may, in its sole discretion, grant or deny charter status to any such petitioners.

All charter clubs shall be established by resolution of the Community Council. The resolution establishing such club shall designate the requirements, if any, for membership therein and shall set forth (a) the purposes for which such charter club is established; (b) the privileges granted by the Community Council to the charter club; (c) the rules and regulations of such charter club; and (d) the requirement that the charter club establish written safety rules and establish a safety committee, both subject to the approval of the Community Council, if such charter club is to engage in the use of power equipment or other equipment of a specialized nature.

The Community Council may provide for any organization described in this Section 6.13 to be funded by the Community Council as Common Expenses subject to such rules regarding participation, area of interest or otherwise which the Community Council, in its discretion, may establish. Each charter club shall operate in accordance with the terms of the resolution establishing such charter club.

Through its computer bulletin boards and publications, the Community Council may assist such charter clubs, community groups, religious groups, civic groups, youth organizations, support groups, and similar organizations in publicizing their meetings, events, and need for

volunteer assistance. The nature and extent of any such assistance shall be in the Community Council's sole discretion.

It is not intended that the Community Council spend its funds for specific advertising or promotion of events of volunteer groups unless the Community Council determines that they merit such support as benefiting the entire community. The Community Council's contribution will be supplemental to funds raised by the volunteer organization.

6.14 Animals and Habitat. One purpose of this Declaration is to preserve, continue, and maintain the character of the DC Ranch community and its special landscape and environment. To further this goal, the Community Council is specifically empowered to establish and to enforce regulations, restrictions, and controls with respect to habitat and animal management from time to time.

Such regulations, restrictions, and controls may include, without limitation, regulations concerning the control, relocation, and management of wildlife; restrictions requiring all owners to mitigate the effects of development on the environment; restrictions on the use of particular areas of environmental significance; regulations regarding the use of water resources; and restrictions relating to lighting outdoor fires and trapping, capturing, killing, or keeping animals. These regulations may also include guidelines related to habitat protection, recycling, and archaeological sites or artifact scatters. The Community Council also shall have the power to impose, from time to time, fire buffer zones, habitat or archaeological site protection zones, or other special purpose zones upon owners in order to enhance and protect the environment and vegetation.

In addition, the Community Council is empowered to create, from time to time, wildlife corridors, wildlife ranges, and natural wildlife habitat areas. The Community Council is further empowered to create and implement an animal and habitat management plan. The Community Council may, as it deems appropriate in its sole discretion, modify, cancel, limit, create exceptions to, or expand any regulations, restrictions, controls, guidelines, zones, corridors, ranges, and plans it establishes pursuant to this Section.

The Community Council is empowered to cooperate, interact, or enter into agreements with environmental entities for the purpose of executing the powers authorized in this Section.

6.15 Educational Activities. The Community Council is specifically empowered to develop and provide educational programs for the benefit of the owners and occupants of DC Ranch and others in the surrounding community. The Community Council shall have the power to cooperate, interact, and enter into agreements with other entities, including, without limitation, school systems and other governmental authorities and agencies; quasi-governmental agencies; community associations, tax-exempt and other private entities; and educational institutions, including primary, secondary, community college, and university institutions, in order to provide educational programs. The Community Council may implement and maintain programs,

including, without limitation, home owner instruction programs, a charter school, an "after school program," and a cooperative program with the local school system.

The Community Council shall be permitted to modify or cancel existing education programs which it sponsors or to provide or participate in additional programs. Nothing contained herein is a representation as to what educational programs the Community Council will or will not provide or in which the Community Council will or will not participate. The Community Council may provide for such programs or participate in such programs to be funded as Common Expenses.

6.16 Health and Wellness Programs. The Community Council is specifically empowered to implement health and wellness programs for the benefit of the owners and occupants of DC Ranch and others in the surrounding community. The Board is authorized to provide services for both the mental and physical health of such persons, including, without limitation, health education and screening programs. The Community Council also shall have the power to interact with and enter into agreements with other entities for the provision of services related to health and wellness.

The Community Council shall be permitted to modify or cancel existing health or wellness programs which it sponsors or in which it participates or to provide or participate in additional programs. Nothing contained herein is a representation as to what health or wellness programs the Community Council will or will not provide or in which the Community Council will or will not participate. The Community Council may provide for such programs or participation in such programs to be funded by the Community Council as Common Expenses. In addition to Common Expenses charges, the Community Council may charge additional use and consumption fees for selected services and facilities. Nothing contained herein is a representation as to what services will or will not be provided.

6.17 Security. The Community Council may, but shall not be obligated to, maintain or support certain activities within DC Ranch designed to enhance safety. The Community Council shall be authorized to enter into contracts or other similar agreements with other entities, including Declarant or an affiliate, for the provision of security services.

The Community Council, the Community Council's management company, and Declarant shall not be considered insurers or guarantors of security within DC Ranch, nor shall the Community Council, the Community Council's management company, or Declarant be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken. No representation or warranty is made that any systems or measures, including any mechanism or system for limiting access to DC Ranch, cannot be compromised or circumvented, nor that any such systems or security measures undertaken will in all cases prevent loss or provide the detection or protection for which the system is designed or intended. Each owner of property within DC Ranch acknowledges, understands and covenants to inform its tenants and all occupants of its property that the Community Council, its Directors and committees, its management company, and Declarant are not insurers and that each Person



using the property within DC Ranch assumes all risks of personal injury and loss or damage to property; including structures and the contents of structures, resulting from acts of third parties.

6.18 Facilities and Services Open to the Public. Certain facilities and areas within the Area of Common Responsibility may be open for the use and enjoyment of the public. Such facilities and areas could include, by way of example, greenbelts; trails and paths; a-town center; parks and other neighborhood spots at which to gather and interact; and roads, sidewalks, medians, and parking lots. Declarant may, at the time the facilities are constructed and made a part of the Area of Common Responsibility, designate such areas and facilities as open to the public, or the Community Council may subsequently designate such facilities and areas as open to the public.

6.19 Fire Prevention. On any portion of the Properties, the Community Council may perform brush removal and other maintenance for the purpose of fire prevention. The Community Council also may contract with public and private entities or agencies for fire prevention services.

6.20 Board Training. The Community Council may provide training for the Members of the Board of Directors. Such training may include, but not be limited to, classes, training sessions and workshops. The training shall focus on leadership, operation of nonprofit corporations, and other subjects deemed appropriate or necessary to assist the Members of the Board in fulfilling their duties and to increase their ability to govern more effectively. To this end, the Board may engage the services of such consultants and other professional to provide such training, or may enroll Members of the Board of Directors in courses or classes offered by other education providers that offer such training as part of their curriculum.

6.21 Telecommunity System. The Community Council may maintain the telecommunity system described in Article VII.

6.22 Additional Programs. Commencing 24 months after the later of (a) the adoption of the Bylaws or (b) the date on which the Board takes its first action authorized by Sections 4.15 or 4.16 of the Bylaws, The Community Council shall be authorized to provide the programs set forth in this Section. The Community Council shall fund such programs through transfer fees collected pursuant to Section 6.4. The Community Council shall not fund any program described in this Section by assessments collected pursuant to Article IX.

(a) Recycling Programs. The Community Council may establish a recycling program and recycling center within the Properties, and, in such event, all occupants of residences shall support such program by recycling, to the extent reasonably practical, all materials which the Community Council's recycling program or center is set up to accommodate. The Community Council may, but shall have no obligation to, purchase recyclable materials in order to encourage participation, and any income received by the Community Council as a result of such recycling efforts shall be used to reduce Common Expenses.

(b) Water Conservation. The Community Council is specifically empowered to develop and to implement various programs and practices for water conservation and waste water, rainwater and other management activities.

(c) Transportation Systems Management.

(i) Responsibility and Authority. Declarant or the Community Council shall be authorized to establish and implement programs, services and activities designed to address transportation issues within the Properties. Such authority may include, but need not be limited to, a public transit system which includes (a) a transit station; (b) connects with public transportation systems serving points outside of the Properties; and (c) organizes and promotes such activities as van pools, ridesharing, and the use of bicycle and pedestrian trails and paths (hereafter, generally referred to as the "Transportation System"). Declarant or the Community Council may establish committees, create subsidiary entities (including, but not limited to, entities formed pursuant to Section 501(c)(3) of the Internal Revenue Code), or contract with third parties for the operation and administration of the Transportation System.

(ii) Transportation Management Association. Declarant or the Community Council may establish a transportation management association (the "TMA") for the purpose of administering or overseeing the operation of the Transportation System, including, but not limited to, pursuing funding or transit subsidies for the operation and promotion of the system, coordinating and promoting use of public transportation and transit services, sponsoring and promoting programs and activities designed to reduce vehicular traffic and to promote ridesharing and transit usage by owners and the general public within and outside of the Properties, and performing related activities. The TMA may be a committee or subsidiary of the Community Council.

(iii) Funding of Operation and Maintenance. The costs of operating and maintaining the Transportation System shall be funded by the transfer fees collected pursuant to Section 6.4; provided, Declarant, the Community Council, the TMA or their assigns also may charge user fees for the use of any component of the Transportation System and seek subsidies or contributions from private or public sources to reduce the costs which must otherwise be paid through the collection of transfer fees. Declarant, the Community Council, the TMA or their assigns shall be authorized to enter into commercially reasonable agreements, as determined in the Community Council's business judgment, with any Person to operate all or any portion of the Transportation System on a commercial basis.