

- b. By a three-quarters majority vote of property owners, special assessments may be made for capital improvements (paving of the runway, etc.).
- c. After activation of the Homeowners' Association covenants governing property in the High Mesa Airpark Subdivision or rules of operation of the airfield, may be changed by a three-quarters majority vote of the property owners.

E5. EMERGENCY PROVISIONS: In an emergency, the Board of Directors may fix an emergency assessment, not in excess of fifty dollars (\$50.00) per lot, by a two-thirds vote of the entire membership of the board. The board of Directors shall have some discretion as to what constitutes an emergency as long as such discretion is exercised justly and reasonably. Such assessment shall only be fixed at a duly constituted meeting of the board when

- a. Conditions do not allow time for a special or regular meeting of the association membership to be called;
- b. An emergency exists which requires immediate action (endangers life, property or use of the properties);
- c. The association's funds are not adequate to pay the cost of the action to be taken.

E6. SPECIAL ASSESSMENTS FOR CAPITAL IMPROVEMENTS: In addition to the annual and emergency assessments authorized above, the association may levy in any assessment year, a special assessment applicable to that year only, for the purpose of defraying in whole or part, the cost of any condition, reconstruction, repair or replacement of a capital improvement upon the common area (runway, etc.) serving the subdivision, including fixtures and personal property related thereto, PROVIDED any such assessment shall have the consent of two-thirds of the parcel votes.