

Article VIII
COMMERCIAL DISTRICTS

Any Commercial District may request that the Community Council provide a higher level of service than that which the Community Council generally provides to other property within DC Ranch, or may request that the Community Council provide special services for the benefit of individually owned property in such Commercial District. Upon the affirmative vote, written consent, or a combination thereof, of a majority of owners of property within the Commercial District, the Community Council shall provide the requested services. The cost of such services, which may include a reasonable administrative charge in such amount as the Community Council deems appropriate (provided, any such administrative charge shall apply at a uniform rate per parcel of individually owned property to all Commercial Districts receiving the same service), shall be assessed against the benefited parcels of individually owned property within such Commercial District as a Commercial District Assessment. The allocation of such assessment may be based upon any reasonable method determined in the sole discretion of the Community Council including, but not limited to, the square footage of the real property or of the improvements thereon.

All commercial property subjected to this Declaration shall be assigned to a specific Commercial District (by name or other identifying designation), which Commercial District may be then existing or newly created. So long as it has the right to subject additional property to this Declaration pursuant to Section 15.2, Declarant may unilaterally amend this Declaration or any Supplemental Declaration to redesignate Commercial District boundaries; provided, two or more existing Commercial Districts shall not be combined without the consent of a majority of the owners of property within the affected Commercial Districts.

No commercial property owner shall be granted a right to use the recreational facilities, amenities, programs or services of DC Ranch nor shall such a right be implied from the fact that all commercial property is subject to this Declaration, and that a commercial property owner is obligated to pay Commercial District Assessments, Commercial District Expenses or Common Expenses. The Community Council may grant a commercial property owner the right to use the recreational facilities, amenities, programs, or services of DC Ranch Properties. Any such right shall only be granted in writing, may be subject to fees in an amount to be determined in the sole discretion of the Community Council, may be of limited in scope and duration, and may be revoked at any time.