

## The 2011 Settlement Agreement Generated Official Documents that Amended the DCCR for the Property and Created Other Legal Covenants, Easements, and Titles

Recitals: 1 – 15

- Section 1: CLIG Lots > [2011 Amendment to DCCR](#)
  - Section 2: Phase One Common Areas > [Deed of Gift](#)
  - Section 3: Access; Easements > [Deed of Easement](#)
  - Section 4: Additional Land > [2011 Amendment to DCCR and Assignment of Special Declarant Rights](#)
  - Section 5: Management > [2011 Amendment to DCCR](#)
  - Section 6: HOA Control, Funding; Hovnanian Home Warranties > [Association was transitioned July 2011](#)
  - Section 7: M&T Agreement > [2011 Amendment to DCCR](#)
  - Section 8: Clubhouse Plans > [Assignment of Plats and Plans](#)
  - Section 9: Clubhouse Chattels and Tangible Personal Property [Association is currently managing these](#)
  - Section 10: Performance Bonds > [K. Hovnanian did satisfy bonds in 2012](#)
  - Section 11: Plans and Permits > [Assume that K. Hovnanian and HC Land did this](#)
  - Section 12: Preparation and Recordation of Covenant > [2011 Amendment to DCCR was recorded](#)
  - Section 13: Dismissal of Pending Litigation > [Dismissal Order issued July 11, 2011](#)
  - Section 14: Releases (Investor; Hovnanian and HOA) > [Dismissal Order and Time Limit to File](#)
  - Section 15: Releases (M&T; Hovnanian and HOA) > [Dismissal Order and Time Limit to File](#)
  - Section 15A: Release (Investor to M&T) > [Dismissal Order and Time Limit to File](#)
  - Section 16: Releases (Hovnanian and HOA) > [Dismissal Order and Time Limit to File](#)
  - Section 17: Releases (4S) > [Dismissal Order](#)
  - Section 18: Further Assurances > [All requirements were met](#)
  - Section 19: No Liability > [Agreement recorded](#)
  - Section 20: No Third Party Beneficiaries > [Satisfied](#)
  - Section 21: Successors and Assigns [Agreement recorded](#)
  - Section 22: Governing Law > [Agreement recorded](#)
  - Section 23: Severability > [Agreement recorded](#)
  - Section 24: Counterparts > [Done as needed](#)
  - Section 25: Disputes > [Association chose not to use this with K. Hovnanian, neither did any other party](#)
  - Section 26: Attorney Fees to Prevailing Party > [Not needed](#)
  - Section 27: Notices > [Done, some where with Resident support](#)
  - Section 28: Interpretation > [Not been challenged](#)
  - Section 29: Amendment > [Defiantly will not happen](#)
  - Section 30: Exhibits > [Proposed attached documents to be superseded by recorded documents](#)
  - Section 31: Effective Date > [The K. Hovnanian-controlled Board declared approval Jun 8, 2011; the other parties to the court case concurred](#)
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- Exhibit A: Plat Depicting Phase One Common Areas (including Joint Phase One Common Areas) [2011 Amendment to DCCR recorded](#)
  - Exhibit B: Form of Deed of Easement [Deed of Easement recorded](#)
  - Exhibit C: Form of Assignment of Special Declarant Rights [Assignment of Special Declarant Rights recorded](#)
  - Exhibit D: List of Major Decisions Regarding Clubhouse and/or Clubhouse Parcel [2011 Amendment to DCCR recorded](#)
  - Exhibit E: Form of Covenant [This is the 2011 Amendment to DCCR as recorded](#)
  - Exhibit F: Form of Final Order of Dismissal [The Dismissal Order issued and recorded July 11, 2011](#)