

(b) "Association" shall mean and refer to THE ESTATES AT DESERT RIDGE TRAILS HOMEOWNERS ASSOCIATION, a New Mexico nonprofit corporation, and its successors and assigns.

(c) "Board" shall mean and refer to the Board of Directors of the Association.

(d) "By-Laws" shall mean and refer to the By-Laws of the Association.

(e) "Common Expenses" shall mean and refer to all expenses and obligations of the Association, including allotments to any reserve fund.

(f) "Common Facilities" shall mean and refer to those areas and facilities of the Subdivision (defined below) which are for the common use and enjoyment of the Owners. The Common Facilities shall include, without limitation, the Perimeter Wall, Subdivision signs, Tracts for use as bicycle and pedestrian trails (identified as "Asphalt Trail" on the Plat), leasehold interest in the Education Center constructed on Lot 13, in Block 14, of Unit 1, of DESERT RIDGE TRAILS SUBDIVISION, UNIT 1, an Addition to the City of Albuquerque, New Mexico, provided that the Association leases on a non-exclusive basis an interest in the Education Center from the owner thereof as hereinafter provided, private streets, curbs, gutters, medians, and turn-around areas (identified as "Tract A" on the Plat), street lights, the Mini Park (identified as "Tract B" on the Plat), the subdivision entry including the two adjoining entry parcels (identified as "Tract C" and "Tract D" on the Plat), the landscape irrigation system within the Tracts, landscaping, including the irrigation thereof, and any and all other community facilities, which currently are within, or may in the future be erected within, the Subdivision, and shall include those areas and facilities designated as "Common Facilities" in this Declaration and in any Supplemental Declaration. The Common Facilities shall not include water, sewer, electrical, natural gas, storm drain, and television lines, wires, conduits, pipes, and easements relating thereto, and the Temporary Storm Water Retention Pond constructed on Lot 25, Block 2, Tract 1, Unit 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on the Plat filed on September 10, 1931, and recorded in Volume D, folio 121, in the office of the County Clerk of Bernalillo County, New Mexico, the walls thereof, and the landscaping surrounding the Pond on the East and South sides thereof, and the conduits, pipes, and easements relating thereto, and other Public Facilities which shall be owned by, dedicated to, or committed to, the City of Albuquerque, to the County of Bernalillo, to the Albuquerque Metropolitan Arroyo Flood Control Authority, or to the providers of such utilities ("Public Facilities");

however, the maintenance of the landscaping exterior to the Perimeter Wall and the irrigation system relating thereto, the Temporary Storm Water Retention Pond, the walls thereof, and the landscaping surrounding the Pond on the East and South sides thereof, and the conduits, pipes, and easements relating thereto, including the cost of the landscaping, the maintenance thereof, the replacement thereof, and the water and electrical service related thereto, shall be the responsibility of the Association.

