

VI.

MAINTENANCE CHARGES

1. All the property shown on the recorded Plat shall be subject to an annual maintenance charge or assessment at the rate of \$1.00 per thousand square feet or fraction of one-half or more of area of land. The said assessment shall be due and payable in advance on October 1 of each year and may be adjusted from year to year by a majority vote of property owners of lots of said subdivision (each lot owner shall have one vote for each lot owned).

2. All sums payable as set forth above are payable to Botany Woods Homes Association, Inc., and the amount so paid shall be administered by the officers of said association and may be used for the functions hereinafter set out, and it is expressly stipulated that the association is empowered to perform any or all of said functions but that it is under no duty to perform or continue any of said functions and that it may fail to perform or discontinue to perform at any time any of said functions.

- (a) For the payment of the necessary expenses for the operation of said association.
- (b) For lighting, improving, cleaning and maintaining the streets and parks, if any, within the subdivision.
- (c) For the maintenance of any recreational facilities for the general benefit of the property owners.
- (d) For the maintenance of a community sewerage disposal system, if such is installed in said subdivision.
- (e) For caring for vacant and untended land, if any, within the subdivision, removing grass and weeds therefrom and doing any other thing necessary or desirable in the opinion of the officers of the association to keep such property neat and in good order for the general benefit of all the property owners within the subdivision.

(Continued on Next Page)