

across lots as are shown on the recorded plat are also reserved.

## 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 not less than \$1.00 per thousand square feet or fraction of one-half or more of area land. The said assessment shall be due and payable in advance on October 1 of each year. The rate of assessment may be adjusted from year to year by a majority vote of property owners of the lots of said subdivision (each lot owner shall have one vote for each lot owned), attending or represented by proxy at the annual meeting of Look-Up Forest Home Association, Inc. Provided, however, the developer shall not be subject to such charge or assessment upon any lot which has not at sometime been previously sold or given by the developer to someone other than the developer and said developer shall have no vote for any lot not subject to such charge or assessment.

2. All sums payable as set forth above are payable to Look-Up Forest Home 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 and 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 use and maintenance of the lake and any other recreational facilities for the general benefit of the property owners.