

the Selling-Leasing Party by the end of the aforesaid twenty (20) day period. In the event the Purchasing-Leasing Party does not exercise the Selling-Leasing Party's offer, then the Selling-Leasing Party shall have the right to sell or lease his interest as offered to the person or persons named in the offer communicated to the Purchasing-Leasing Party within sixty (60) days from the date of mailing of the original offer to the Purchasing-Leasing Party and provided further that such sale is made strictly in accordance with the terms of the offer originally submitted to the Purchasing-Leasing Party.

12. All exterior exposed walls of each building shall be of the same materials and the same character of design. Walls between buildings can be shared when mutually agreed between owners and when all final drawings and specifications on the buildings involved have been approved by the Architectural and Design Committee.

13. All numbered lots, shown on the plat referred to above shall be subject to a periodic charge or assessment which shall be determined by the members of the maintenance association, to be known as Professional Park-on-Cleveland Maintenance Association, Inc., which is to be organized by the owners of said property. The amount of the charge and the date for payment thereof each year shall be determined on a pro-rata basis (based upon the square foot area owned by each property owner) by a majority vote of the members (each lot owner shall have one vote for each lot owned). All property owners shall be members of the Association and all shall contribute thereto as assessed.

The Association shall be charged with the obligation to perform the following functions:

- A. For the payment of the necessary expenses for the operation of said association;
- B. For lighting, improving and maintaining the streets, alleys, and parking area within the said property;
- C. For such other purposes as the members of the Association may deem necessary for the general benefit of the property owners on the above-mentioned plat.

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