

The assessment of \$50.00 herein provided shall remain effective for a period of three years after the date these covenants are executed. Thereafter, the assessment shall remain the same until it is increased, decreased or discontinued, as from time to time may be determined by a majority vote of property owners of lots of said subdivision (there being one vote for each lot in the subdivision whether owned singly or as tenants in common).

2. All sums payable as set forth above are payable to Stratton Place 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 discontinue to perform at any time of said functions.

(a) For the payment of the necessary expenses for the operation of said association.

(b) For improving, cleaning and maintaining the streets and parks, if any, within the community, including the islands in the culs de sac.

(c) For the maintenance of any recreational facilities for the specific benefit of the property owners of Stratton Place.

(d) 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 such property neat and in good order for the general benefit of all the property owners within the community.

(e) For any expenses incident to the enforcement of these protective covenants.

(f) For the payment of taxes and assessments, if any, that may be levied by any public authority upon any community parks or other community areas which may be established for the benefit of the property owners in the subdivision.

(g) For such other purposes as in the opinion of the officers of the association may be necessary for the general benefit of the property owners in the subdivision.