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- (b) For improving, cleaning, and maintaining the streets and parks, if any, within the community.
- (c) For the maintenance of any recreational facilities for the specific benefit of the property owners of River Downs.
- (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 association may be necessary for the general benefit of the property owners in the subdivision.

3. River Downs Homes Association, Inc. will be a non-profit corporation organized by the undersigned. The membership will consist of the owners of lots in River Downs Subdivision according to the plat hereinabove described together with any owners of lots in any additional subdivision of lots of the property of River Downs, Section 2. There shall be one vote for owned singly or as tenants in common. Said corporation shall be formed after ten (10) houses are sold in said subdivision. The corporation shall be responsible for paying the operating costs of the street lights above the costs paid by the public authorities. The said operating costs above the costs paid by the public authorities for street lights shall be the obligation of the Association after 25 houses in the subdivision are built and sold.

4. The agents or employees of the association are authorized to enter upon any lot for the carrying out of any of the functions set out above.

5. The association will encourage the planting of flowers and shrubs and other botanical beautification of said subdivision.

6. The annual charge shall constitute a lien or encumbrance upon the land and acceptance of each of the several Deeds of conveyance shall be construed to be a covenant

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