

or not they have been paid.

5.4 All sums payable as set forth above are payable to Walden Pond Homeowners Association, Inc., and the amount so paid shall be administered by the directors 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 all common areas including access ways to the pond, signage, median strips and beautification strip along Cunningham Road and Lots 23 and 24. In this connection the Association will accept legal title to certain common area including the pond (as shown on the recorded plat). It will be responsible for paying applicable taxes on said property. Reference to said deed is hereby craved for a description of said property.

(c) For the maintenance of any recreational facilities, if any, for the specific benefit of the property owners of Walden Pond.

(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 to keep 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 performance of these covenants and responsibilities.

(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 the expenses and cost in enforcing the rules and regulations promulgated hereunder including the engaging and paying of reasonable attorneys fees and cost or the cost and expenses of other agents or independent contractors that the association may deem necessary to engage.

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