

thereto. It is expressly stipulated that the Association is empowered to perform any and all of said purposes as are hereinafter set forth.

(a) For the payment of the necessary expenses for the operation of said Association including payments to accountants, attorneys, bookkeepers, clerical help, contractors, caretakers, insurance agencies or other parties whose assistance may be needed by Association.

(b) For improving, maintaining, cleaning and operating streets, recreational facilities, utilities and other property owned by the Association for the benefit of members of the Association.

(c) 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 Directors of the Association to keep such property neat and clean for the general benefit of the members of Association.

(d) For the performing of any acts and payment of any expenses incident to the enforcement of the within restrictive covenants.

(e) For the payment of taxes and assessments, if any, that may be levied by any public authority upon any property of Association.

(f) For the granting of any easements or rights of way over the property of Association to any public or quasi public authorities or private companies such as cable television companies if, in the opinion of the Directors of the Association, the granting of such easement would be to the general benefit of the membership.

(g) For such other purposes as a majority of the Directors of Association deem necessary for the general benefit of the members of Association.

5.11 The agents or employees of Association are authorized to enter upon any lot in the Subdivision at reasonable times, without damage to the lots, for the purpose of caring out any of the functions set out above.

5.12 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 by the Grantee to pay said charges, which covenant shall run with the land and be binding upon the Grantee and his successors and assigns. The association shall have the exclusive

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