

maintenance association, to be known as Centre East 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). In determining the majority vote, this vote will also have to include the majority vote of the property owners of that property located at the corner of East North Street and Mitchell Road, with the Deeds reference on Page 1 hereof, known as Centre East. 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 operation of said Association;
- B. For lighting, improving and maintaining the streets and alleys;
- 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.

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

The periodic charge assessed by the Association shall constitute a lien upon the land and acceptance of a deed to any portion of said property shall be construed to be a covenant by the grantee to pay said charges, which covenant shall be for the benefit of the Association and all other lot owners, shown on the above-mentioned plat, and said covenant will run with the land and be binding upon the grantee, his heirs, successors and assigns. The Association shall have the exclusive right to prosecute all actions or suits which shall be necessary for the collection of said charges.

In the event that it is necessary to foreclose the lien herein created as to any property, the procedure for foreclosure shall be the same as for the foreclosure of a real estate mortgage.

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