

MAINTENANCE CHARGE

All lots on which residence are constructed now or in the future shall be subject to an annual maintenance charge or assessment to be determined by the Homeowners Association. The said assessment shall be due and payable in advance at such time as determined by the Homeowners Association and may be adjusted from year to year by a majority vote of a quorum of lot owners present after proper notice (each lot owner shall have one vote for each lot owned). All sums payable as set forth above are payable to the Homeowners Association, and the amount so paid shall be administered by the officers of said association and shall be used for the junctions hereinafter set out, and it is expressly stipulated that the association is empowered to perform any or all of said functions.

- (a) For the payment of the necessary expenses for the operation of said association.
- (b) For the lighting, improving, cleaning and maintaining the streets, within the subdivision.
- (c) For caring for the beautification, ingress and egress easement areas 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 subdivision.
- (d) For any expenses incident to the enforcement of these protective covenants.
- (e) 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.

EASEMENTS

An easement is reserved over the rear lot lines of ten (10) feet in width and side lot lines of five (5) feet in width on each lot for the installation, operation and maintenance of utilities and for drainage purposes. Easements for the beautification, ingress, egress and common drives as shown on the recorded plat are hereby also reserved.

The easements herein provided shall include the right to cut trees, grade swales or ditches, lay drain pipes or do such other things as may be reasonably necessary and required to provide for necessary drainage.

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