15. These restrictions shall not apply to adjoining property owned by JHJ Corporation unless specifically imposed on all or part of said property by JHJ, its successors or assigns, by subsequent instrument of record.

16. Maintenance charges: All lots on which residences are constructed now or in the future shall be subject to an annual maintenance charge or assessment at the rate of $9.00 per lot. The said assessment shall be due and payable in advance on January 1 of each year and may be adjusted from year to year by a majority vote of homeowners of said subdivision (each homeowner shall have one vote for each home owned). All sums payable as set forth above are payable to Berea Forest Homeowners Association, and the amount so paid shall be administered by the officers of said association and shall 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.

(a) For the payment of the necessary expenses for the operation of said association.

(b) For lighting, improving, cleaning and maintaining the streets and parks, if any, within the subdivision.

(c) For the maintenance of any recreational facilities for the general benefit of the property owners.

(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 subdivision.

(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 officers of the association may be necessary for the general benefit of the property owners in the subdivision.