

regulations as it deems desirable to carry out said purposes. During this interim period, the Committee shall have the power to make an annual assessment as provided hereinabove but in no event shall such assessment exceed \$150.00 to property owners in Sugar Creek Subdivision. The funds created by the assessment shall be expended solely and exclusively for the maintenance and operation of the common grounds, street lighting and all other common facilities, including recreational. Upon the formation of the Sugar Creek Recreational Center, Inc., all unexpended funds, if any, then in the hands of the Committee shall be transferred to the Recreational Center. The assessment made by the Committee shall have the same force and effect as though made by the Recreational Center, all as set forth above.

VI/ MISCELLANEOUS

1. No signs shall be permitted on any residential lots except that a single sign offering property for sale or for rent may be placed on any such lot provided such sign is not more than 24 inches wide by 20 inches high.
2. The property within the subdivision is hereby declared to be a bird sanctuary and any hunting of any wild birds is hereby prohibited.
3. Nothing herein contained shall be construed to prevent Cothran & Darby Builders, Inc. and/or M. G. Proffitt, Inc., or their successors and assigns, from maintaining temporary sales offices and storage on any lot, common grounds or recreational facilities while the subdivision is in the process of being developed and houses constructed within the development.
4. The covenants herein contained are to run with the land and shall be binding on all persons claiming under them until the 31st day of December, 1994, at which time said covenants shall be