

2. All sums payable as set forth above are payable to River Downs Homes Association, Section Two, Inc. and the amount so paid shall be administered by the officers of said association and may 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 but it is under no duty to perform or discontinue to perform at any time of said functions.

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

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

(c) For the maintenance of any recreational facilities for the specific benefit of the property owners of River Downs.

(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 such property neat and in good order for the general benefit of all the property owners within the community.

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

3. River Downs Homes Association, Section Two, Inc. will be a non-profit corporation organized by the undersigned. The membership will consist of the owners of lots in River Downs Subdivision, Section Two, according to the plat hereinabove described together with any owners of lots in any additional subdivision of lots of the property of River Downs, Section Two. There shall be one vote for owned singly or as tenants in common. Said corporation shall be formed after ten (10) houses are sold in said subdivision. The corporation shall be responsible for paying the operating costs of the street lights above the costs paid by the public authorities.

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