

- (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 option 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.

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

4. The association will encourage the planting of flowers and shrubs and other botanical beautification of said subdivision.

5. The annual charge shall constitute a lien or encumbrance upon the land and acceptance of each of the several deeds of conveyance shall be construed to be a covenant by the Grantee to pay said charges, which covenant shall be for the benefit of the association, the developer, and all other lot owners in the subdivision and which covenant shall run with the land and be binding upon the Grantee and his Heirs, Successors and Assigns. The association shall have the exclusive right to take and prosecute all actions or suits legal or otherwise which may be necessary for the collection of said charges.

6. 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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