

4. THE COMMITTEE IS AUTHORIZED BY UNANIMOUS VOTE OF ALL ITS MEMBERS TO APPROVE OR RATIFY, IN THE CONSTRUCTION OR ALTERATION OF ANY BUILDING, VIOLATIONS OF THE REQUIREMENTS HEREIN SET FORTH FOR SETBACKS, LOCATION AND SIZE OF IMPROVEMENTS AND LOTS, IF, IN THE OPINION OF ALL THE MEMBERS OF THE COMMITTEE THE SAME SHALL BE NECESSARY TO PREVENT UNDUE HARDSHIPS BECAUSE OF TOPOGRAPHY, THE SHAPE OF ANY PLATTED LOT OR THE SETBACK LINES AS SHOWN ON THE RECORDED PLAT; AND IF, IN THE OPINION OF THE MEMBERS OF THE COMMITTEE SUCH VIOLATION WILL CAUSE NO SUBSTANTIAL INJURY TO ANY OTHER LOT OWNER.

IX. HOME OWNERS ASSOCIATION.

1. ALL THE PROPERTY SHOWN ON THE RECORDED PLAT SHALL BE SUBJECT TO AN ANNUAL MAINTENANCE CHARGE OR ASSESSMENT AT THE RATE OF \$3.00 PER ^{TEN} THOUSAND SQUARE FEET OR FRACTION OF ONE-HALF OR MORE OF AREA OF LAND. THE SAID ASSESSMENT SHALL BE DUE AND PAYABLE IN ADVANCE ON JANUARY 1ST OF EACH YEAR AND MAY BE ADJUSTED FROM YEAR TO YEAR BY A MAJORITY VOTE OF PROPERTY OWNERS OF LOTS OF SAID SUBDIVISION (EACH LOT OWNER SHALL HAVE ONE VOTE FOR EACH LOT OWNED)

2. ALL SUMS PAYABLE AS SET FORTH ARE PAYABLE TO NORTHWOOD HILLS HOMES ASSOCIATION, 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 THAT IT IS UNDER NO DUTY TO PERFORM OR CONTINUE ANY OF SAID FUNCTIONS AND THAT IT MAY FAIL TO PERFORM OR DISCONTINUE TO PERFORM AT ANY TIME OF SAID FUNCTIONS.

- (A) FOR THE PAYMENT OF THE NECESSARY EXPENSES FOR 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 THE MAINTENANCE OF A COMMUNITY SEWERAGE DISPOSAL SYSTEM, IF SUCH IS INSTALLED IN SAID SUBDIVISION.
- (E) FOR CARING FOR VACANT AND UNTENDED LAID, 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.
- (F) FOR ANY EXPENSES INCIDENT TO THE ENFORCEMENT OF THESE PROTECTIVE COVENANTS.

(Continued on Next Page)