

(a) Improvement, maintenance, and operation of the Common Properties, including, but not limited to, payment of taxes and insurance thereon and repair, planting of trees and groundcovers, replacements and additions thereto, and for the cost of labor, equipment, materials, management and supervision thereof.

(b) Maintenance and upkeep of "Maintenance Easement Area" as more and particularly described in Section 21 of Article 7.

(c) Management fees to any manager selected by the Association.

(d) Security patrols of type and scope to be determined by the Association.

(e) Inside Pest Control for each Dwelling Unit.

(f) General administrative expenses of the Association.

(g) Any other recurring expense of the Association which the Members shall approve in the manner set forth for a Special Assessment in Section 4 of this Article.

The Special Assessments shall be used for the purposes set forth in Section 4 of this Article.

Section 3. Basis and Maximum of Annual Assessments. The annual assessment will be determined and be approved by three-fourths (3/4) of the vote at the first Association meeting, at which time the Company will propose a budget for Association expenses. The owner of one or more Dwelling Units who also owns the Lot upon which said one or more Dwelling Units are located shall pay one assessment for each Dwelling Unit but shall not be assessed for the Lot upon which the Dwelling Units are located. From and after December 31, 1979, the annual assessment may be increased each year by a percentage not to exceed the increase in the Consumer Price Index - United States City Average for Urban Wage Earners and Clerical Workers, All Items (1967 = 100) United States Department of Labor. In the event the Bureau of Labor Statistics shall cease to publish the aforesaid index in its present form or to calculate it on the present basis, a similar index or an index reflecting similar changes in the cost of living shall be chosen by three-fourths (3/4) of the vote of the Class "A" members at the Annual Meeting. Notwithstanding the above, the Association, by three-fourths (3/4) vote of the Class "A" members at the Annual Meeting may increase the annual assessment by a greater amount or decrease the annual assessment.

The Board of Directors of the Association may, after consideration of current maintenance costs and future needs of the Association, fix the annual assessment for any year at a lesser amount, but such action shall not constitute a Waiver by the Association of its right to revert to the full assessment for the remaining year or years of the then current period fixed as provided in the preceding paragraph.

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