

4.6 The Committee is authorized by majority vote of its members to approve or ratify any minor violations of the requirements herein set forth under Section III, "Setbacks, Location and Size, Improvements, and Lots" if, in the opinion of the Committee, the same shall be necessary to prevent undue hardship 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 Committee such violation will cause no substantial injury to any other lot owner. In no event may the Committee approve or ratify a violation of the front setback line of more than five feet or of the main building side line restriction of more than three feet or of the restrictions as to building size imposed by Section III hereof. The approval or ratification by the Committee in accordance with this paragraph shall be binding on all persons.

4.7 If any of these covenants shall be found to be contrary to the recommendations or policies of the Federal Housing Administration, the Veterans Administration or any other recognized institution or agency, public or private, granting or insuring loans, and shall render any lot in said subdivision unacceptable for any such loan, the Developer shall have the authority to alter, amend or annul any such covenants as may be necessary to make any of the real property herein acceptable and eligible for such loan.

V.

MAINTENANCE CHARGES
HOMESOWNER'S ASSOCIATION

5.1 All numbered lots on the recorded plat shall be subject to an annual maintenance charge or assessment of \$50.00 per year payable in advance on January 1 of each year beginning January 1, 1984. Said maintenance charge shall be payable to Summerlace Homeowner's Association, Inc. The maintenance charge shall not apply to the Developer, Summerlace, or any successor Developer.

5.2 Should the Developer convey numbered lots to purchasers at any time other than January 1st, then the purchaser shall pay his or her pro rata share of the annual maintenance charge as of date of closing of the transaction.