

5.3 The yearly assessment of \$50.00 is subject to change from time to time as may be determined by a majority vote of the property owners in all phases of Summerplace Subdivision. There shall be one vote for each lot of the subdivision, whether owned by one person or by more than one person. It shall be the responsibility of a person purchasing property in Summerplace to contact Summerplace Homeowner's Association, Inc. to determine the amount of yearly dues and whether or not they have been paid.

5.4 All sums payable as set forth above are payable to Summerplace Homeowner's Association, Inc., and the amount so paid shall be administered by the directors of said Association and may be used for the function 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 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 all common areas including signage, median strips and beautification strip along Pelham Road.

(c) For the maintenance of any recreational facilities, if any, for the specific benefit of the property owners of Summerplace.

(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 to keep 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 performance of these covenants and responsibilities.

(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.