

The Association shall be charged with the obligation to perform the following functions:

- A. For the payment of the necessary expenses for the operation of said Association;
- B. For building, lighting, improving and maintaining any signs or common landscaping within the said property;
- C. For such other purposes as the members of the Association may deem necessary for the general benefit of the property owners on the above-mentioned plat.

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

15. The restrictions, rights, conditions and covenants contained herein may be amended, changed or altered by a vote of the owners of sixty-six (66%) percent of the property, as determined by the "property ownership ratio" set forth in Paragraph 5 hereof.

16. If any of the owners of any of the property affected by this instrument, or their heirs, successors or assigns, or any other person or persons shall violate or attempt to violate any of the rights, restrictions, conditions, or covenants herein contained, the Developer or any owner of any portion of said property at such time, or any other person or persons owning or having a legal or equitable interest in real property described in this instrument shall have the right to prosecute any lawful proceedings at law or in equity against the person or persons violating or attempting to violate any such restrictions, rights, conditions, or covenants, to prevent him or them from doing so or continuing to do so and/or to recover damages for such violation or attempted violation; that neither a delay in enforcement nor a failure to enforce any one or more of said rights, restrictions, conditions or covenants shall constitute a waiver of the right to do so thereafter as to the same or to any subsequent violation or attempted violation.

17. All provisions herein contained shall be severable, and invalidation of any one or more of them by judgment or court order shall in no wise affect any of the others, which other provisions shall remain in full force and effect.

18. The provisions of the foregoing paragraphs and this paragraph shall be construed as covenants running with the land and shall be binding upon and enforceable by any and all of the parties hereto, their agents, heirs, successors or assigns, or any other person or persons owning or having an economic interest in real property covered for a period of ten (10) years from date, after which time said covenants shall be automatically extended for successive periods of

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