

feet. The approval of ratification by the Committee in accordance with this paragraph shall be binding on all persons.

V.

MAINTENANCE CHARGES

5.1 All numbered lots on the recorded Plat shall be subject to an annual maintenance charge or assessment of \$36.00 per year payable in advance on January 1 of each year. Said maintenance charge shall be payable to Canebrake Homes Association, Inc. The maintenance charge shall not apply to the Developer, College Properties, Inc., 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 the transaction.

5.3 The yearly assessment of \$36.00 is subject to change from time to time as may be determined by a majority vote of the property owners in all phases of Canebrake Subdivision. There shall be one vote for each lot in each phase 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 Canebrake to contact Canebrake Homes Association, Inc. to determine the amount of the yearly dues and whether or not they have been paid.

5.4 All sums payable as set forth above are payable to Canebrake 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 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 the streets and parks, if any, within the community, including the islands in the culs de sac.

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

(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 such property neat and in good order for the general benefit of all the property owners within the community.