

4.7. Upon approval by the Committee, the construction may be commenced. Should the applicant request the same, the Committee will approve the construction by a written permit.

4.8 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 6 feet or of the main building side line restriction of more than 4 feet or of the restrictions as to building size imposed by Section III hereof by more than 40 square feet. The approval of ratification by the Committee in accordance with this paragraph shall be binding on all persons.

V.

MAINTENANCE CHARGES

HOMEOWNER'S ASSOCIATION

5.1 All numbered lots on the recorded Plat shall be subject to an annual maintenance charge or assessment of \$ 175.00 per year payable in advance on May 1st of each year beginning May 1, 1984, it being anticipated that the recreational facilities hereinafter referred to will be substantially completed and available for members use by the Summer of 1984. Said maintenance charge shall be payable to Silverleaf Homeowners Association, Inc. The maintenance charge shall apply to all lot owners including lots owned by the Developer, American Service Corporation, or any successor developer.

5.2 Should the Developer convey numbered lots to purchasers at any time other than May 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 \$ 175.00 is subject to change from time to time as may be determined by a majority vote of the property owners in all phases of Silverleaf Subdivision. There shall be one vote

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