

ARTICLE IV

COVENANT FOR MAINTENANCE

The Association shall at all times maintain the Common Open Space, Private Drives, Common Easements, Common Space Limited, and inside of an individual's lot/property line as long as said areas are not fenced/walled in nor improved by the planting of shrubbery or ground cover, (said maintenance only includes mowing and trimming, it does not include irrigation or fertilization) and Common Parking Spaces herein described in good condition and repair.

ARTICLE V

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Developer, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association; (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorneys' fees, shall also be the personal obligation of the person who was the owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents in the Properties and for the improvement and maintenance of the Common Open Space, Common Space Limited and inside of an individual's lot/property line which is not fenced/walled in nor improved, (maintenance inside of a lot line only includes mowing and trimming, it does not include irrigation or fertilization), Common Easements, Common Parking Spaces, and of the homes situated upon the property.