

(AG.H.A). The A.G.H.A. and their successors in office are authorized to make uniform annual assessments in amount **not to exceed** seventy-five dollars (\$75.00) per Lot in each calendar year upon and against each Lot, for the purpose of carrying out any and all of the general duties and powers of the A.G.H.A. hereunder and for the further purpose of enabling the AG.H.A to defend and enforce restrictions adequately. Special assessments shall be established as determined by the AG.H.A. . Any unpaid assessment against a Lot shall be the personal obligation of each owner of that Lot at the time of the assessment, jointly and severally, and shall also become a lien against that Lot upon filing of a notice thereof in the Recorder's Office of Madison County, IL; if such notice is not so filed on or before March 1 of the following year, said right to a lien shall expire. Any purchaser, lender or Title Company shall have the right to rely upon any statement or assurance by any officer of the AG.H.A, of the amount or payment status of any such lien.

12. HOMEOWNERS' ASSOCIATION: After 51% of the total Lots in the Subdivision have been sold by the undersigned, the Autumn Glen Homeowners' Association shall be established as a not-for-profit corporation, herein called the Homeowners' Association', which shall be vested with all the powers, duties, and responsibilities of that Homeowners' Association set out in these Covenants and Restrictions and as provided by law: the title to all amenities, landscaping, Subdivision fences, entrance improvements, assessments, and Subdivision appurtenances shall be conveyed by the undersigned to the A.G.H.A. The owners of each Lot shall collectively own one share in the AG.H.A. The AG.H.A shall from time to time adopt by-laws for its constitution, operation and deliberations in conformity with these Covenants and Restrictions. It shall be the duty of AG.H.A. to enforce these Covenants and Restrictions, majority rule shall prevail except as otherwise conducting any and all meetings of the A.G.H.A. except as not out herein or in the by-laws adopted by the AG.H.A Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois in the foregoing.

The A\_G.H.A. officers are authorized to act through a representative provided; that all acts of the officers shall be agreed upon by at least a majority of said officers. No officer shall be held personalty for his wrongful acts, and no officers shall be held responsible for the wrongful acts of others. No officers shall be held personally liable for injury or damage to persons or property by reason of any act or failure to act of the officers, collectively or individually. The officers shall not be entitled for any compensation or fee for services performed pursuant to this Indenture.