

Section 3. Maximum Annual Assessment. The initial assessment shall be effective January 1, 1974, and shall be Eight and No/100 (\$8.00) Dollars per month, per lot, payable monthly in advance, and commencing on the first day of the month following the delivery of a deed to an owner. The Board of Directors may increase such monthly assessment from time to time, but in no event will such assessment be increased to more than Twenty and No/100 (\$20.00) Dollars, unless such increase is approved by a majority vote of those members of the Association, other than Pebble Creek Development, a Partnership, voting in person or by proxy at a meeting called for such purpose. The annual budget shall be fixed by the Board of Directors of the Association and effective January 1, 1975, such annual budget shall be fixed by January 1st of the applicable year.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided, that any such assessment shall have the assent of the majority vote of the members, other than Pebble Creek Development, a Partnership, who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for any Action Authorized Under Sections 3. and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3. or 4. shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty (60%) per cent of all the votes shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 6. Uniform Rate of Assessment. Both monthly and special assessments must be fixed at a uniform rate for all Lots subject to assessment and may be collected on a monthly basis. In those cases where one owner purchases two or more Lots, such owner shall be assessed for each Lot and shall be entitled to one (1) vote for each of said Lots. Provided, however, should an owner elect to construct his residence so as to occupy a portion of not more than two (2) lots, the assessment shall, upon completion of such construction, be decreased (as to not more than two (2) Lots) and such owner shall thereupon be assessed as only one (1) Lot and at such time such owner's voting rights shall likewise be limited to one (1) vote as to such two (2) Lots. Nothing herein contained shall be deemed to reduce assessments over and above that above provided for, should a residence occupy a portion of more than two (2) Lots.

Section 7. Due Dates and Method of Collection. The due dates and method of collection shall be established by the Board of Directors. Written notice of assessments, effective after the year 1974, shall be sent to every owner subject thereto.

Section 8. Effect of Nonpayment of Assessments. Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of eight (8%) per cent per annum. The Association may bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot. The lien of the Corporation against the property may be established by, and shall be effective from the time of filing of a Notice of Lis Pendens in the Office of the Clerk of Court for Greenville County.