

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon the properties subject to assessment; provided, however, that such subordination shall apply only to the assessments which have become due and payable prior to a sale or transfer of such property pursuant to a decree of foreclosure, or any other deed in lieu of foreclosure. Such sale or transfer shall not relieve such property from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessment.

Section 10. Exempt Property. The following property, individuals, partnerships or corporations, subject to this Declaration, shall be exempted from the assessment, charge and lien created herein:

- (a) The grantee in conveyances made for the purpose of granting utility easements.
- (b) All properties to the extent of any easement therein other than a utility easement dedicated and accepted by the local public authority and devoted to public use which does not adversely affect the owner's use of the property;
- (c) All Common Properties as defined in Article I, Section 2, hereof;
- (d) All properties exempted from taxation by the laws of the State of South Carolina, upon the terms and to the extent of such legal exemptions;

ARTICLE VI.

COMMON PROPERTIES

Section 1. Common Woods Surrounding Summit X Homes. Subject to the Easements set out in this Declaration, that portion of the Properties surrounding each of the Summit X Home Owner's personal lot (herein referred to as the Common Forest) shall be maintained as a woodland preserve and common forest subject to the covenants and conditions set out below.

- (a) The Common Forest or any portion of it shall never be subdivided by plat or deed,
- (b) No trees or other vegetation in the Common Forest shall be cut or pruned but shall be left in its wild state for the benefit of deer, racoons, squirrels, birdlife and other wildlife and for the enjoyment of human beings under these conditions and restrictions, except trees which may endanger a Dwelling Unit may be removed. Also, diseased trees and uprooted trees may be removed.

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