

(e) For any expenses incident to the enforcement of these protective covenants.

(f) For the payment of taxes and assessments, if any, that may be levied by any public authority upon any community parks or other community areas which may be established for the benefit of the property owners in the subdivision.

(g) For such other purposes as in the opinion of the officers of the association may be necessary for the general benefit of the property owners in the subdivision.

5.4 Canebrake Homes Association, Inc. is a non-profit corporation organized under the laws of the State of South Carolina. Every owner of lots in Canebrake Subdivision (including all phases) shall automatically be a member of the association. Each lot owner shall have one vote per lot. Where two or more parties own one lot they must determine how they will vote. Among other things, the association shall be responsible for paying the operational cost of street lights in the subdivision which are not otherwise paid.

5.5 The agents or employees of the association are authorized to enter upon any lot for the carrying out of any of the functions set out above.

5.6 The association will encourage the planting of flowers and shrubs and other botanical beautification of said subdivision.

5.7 The annual charge shall constitute a lien or encumbrance upon the land and acceptance of each of the several Deeds of conveyance shall be construed to be a covenant by the Grantee to pay said charges, which covenant shall run with the land and be binding upon the Grantee and his successors and assigns. The association shall have the exclusive right to take and prosecute all actions or suits legal or otherwise which may be necessary for the collection of said charges.

5.8 In the event that it is necessary to foreclose the lien herein created as to any property, the procedure for foreclosure shall be the same as for the foreclosure of a real estate Mortgage. The association may elect to sue for judgment rather than seek foreclosure for delinquent maintenance charges. The association may also charge interest at the rate of eight (8%) per cent per annum (which the Directors of the Association, their sole and absolute discretion may increase up to and including the rate of twelve (12%) per cent per annum) on all delinquent charges and may also charge a reasonable attorneys fee if the delinquent account is placed in the hands of an attorney for collection, foreclosure or judgment.

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