

improvements constructed thereon shall be constructed by the Developer. Said property and all improvements thereon shall be utilized solely for the benefit of owners of Residential Units within the Property and such outside members as may subsequently be approved pursuant to any outside membership program which might be adopted by the Board of the Association.

The Developer reserves the right, to be exercised in its sole discretion, to transfer ownership of the Club Site, or any portion thereof, together with any improvements thereon, to the Association; provided that the Club Site must be free of mortgage liens unless the Association approves such lien. Following any such transfer of title, Developer shall have no further responsibility for maintenance or operation of the Club Site nor any portion thereof transferred to the Association, and the Association shall immediately assume and be charged with the responsibility for discharging all of Developer's obligations with respect to said property and improvements set forth herein.

Section 12. Enforcement. In the event of a violation of any covenant or obligation set forth herein, the Association, the Developer, and the owners of all Residential Units within the Property, or any of them jointly or separately, shall have the right to proceed at law or in equity to compel compliance with such covenants or obligations or to prevent the violation or breach of any such covenant or obligation, or to recover damages by reason thereof. The failure to enforce any right, reservation, obligation, restriction, or condition contained herein, for any period of time, shall not be deemed as a waiver of the right to do so.

These covenants and obligations are deemed to run with the land and shall be binding upon all parties owning any portion of the Property, their heirs, administrators, executors, successors, and assigns, and all parties claiming against them and through them for a period of fifty (50) years from the date these covenants are recorded in the RMC Office for Greenville County, after which time such covenants shall be automatically extended

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