

Court for Greenville County. As to subsequent bona fide purchasers for value, the lien herein reserved for charges due and payable shall be effective only from the time of the filing of said Lis Pendens; provided, however, that nothing herein contained shall affect the right of the Association to enforce the collection of any charges that shall become payable after the acquisition of title by such subsequent bona fide purchaser for value.

(c) The lien herein created shall be subordinated to the lien of laborers, contractors or materialmen furnishing labor or services in construction or alteration of any improvement located on any lot, except that nothing herein contained shall be held to affect the rights herein given to enforce the collection of such charges accruing after foreclosure of any such lien.

VII.

MISCELLANEOUS

1. No signs shall be permitted on any residential lots except that a single sign offering property for sale or for rent may be placed on any such lot provided such sign is not more than 24 inches wide by 20 inches high.

2. The property within the subdivision is hereby declared

to be a wildlife sanctuary and any hunting of birds or other wildlife is hereby prohibited.

3. Chaunessy Lake is a private lake for the exclusive use of property owners with property adjoining and encompassing the lake. Chaunessy Lake property owners will maintain Chaunessy Lake in its present state and will insure that their portion of the lake is kept in a neat and attractive manner. Any expenses for the maintenance of the dam, removing debris, silt or otherwise protecting and maintaining the lake (other than normal grass cutting and landscaping on each individual lot) shall be the joint responsibility of all lot owners owning lots adjoining and encompassing a portion of the lake. Any decision of a majority of such lot owners, after due notice, shall be binding on each lot owner and each may be assessed for their pro-rata share of any such expenses, which expenses shall be charged as a lien for each such lot in the manner as provided in Part VI, hereinabove.

4. Nothing herein contained shall be construed to prevent Chaunessy Properties, Inc., or its successors and assigns, from maintaining temporary offices on any lot while the subdivision is in the process of being developed.

5. Names or numbers painted on mailboxes and/or any other house numbers will be painted in a professional manner. The

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