

extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

Section 10. Exempt Property. Any portion of the Property dedicated to, and accepted by, a local public authority and all properties owned by a charitable or non-profit organization exempt from taxation by the laws of the State of South Carolina shall be exempt from the assessments created herein, except no land or improvements devoted to dwelling use shall be exempt from said assessments.

Section 11. Enforcement of Assessment Liens. A foreclosure of a lien for assessments hereinabove authorized shall be in accordance with the same procedures as for the foreclosure of a real estate mortgage, including the right to file a Lis Pendens.

ARTICLE VII.

EXTERIOR MAINTENANCE

Section 1. In addition to maintenance of the common area, the Association shall provide exterior maintenance for all buildings, residence and improvements upon each lot which is subject to assessment hereunder, as follows: Stain and/or paint the exterior of residence, repair, replace and care for roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks, and other such exterior improvements. Such exterior maintenance shall not include glass surfaces or doors. In order to enable the Association to accomplish the foregoing, there is hereby granted to the Association an easement for unobstructed access over and upon each lot at reasonable times to perform maintenance as provided in this Article.

Section 2. Any owner who fences or encloses any portion of his lot (which fence or enclosure shall require the prior written permit of the Association) may plant trees, shrubs, flowers, and grass in the fenced or enclosed portion as he elects and shall maintain the fenced or enclosed portion at his