

(2) Notice of any charge due and payable shall be given by filing Notice of pendency of action in the Lis Pendens Book in the Office of the Clerk of Court for Greenville County. As to subsequent bonafide 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 bonafide purchaser for value.

(3) The lien herein created shall be subordinate to the lien of laborers, contractors or materialmen furnishing labor or services in connection with the construction or alteration of any improvements 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.

13. The sidewalks, alleys, parking areas and streets on said property are not intended for public or municipal control, but are intended for private use and are, and shall remain, the sole and exclusive property of the present and future owners, their heirs and assigns, and shall be controlled, improved, graded and maintained at their expense and regulated by them for their own benefit and the common use and enjoyment of the owners and lessees of said lots, their heirs and assigns, forever. Said expenses of maintenance shall be pro-rated as provided in paragraph 12 above. There are hereby reserved mutual easements and rights of way for ingress and egress and parking through, on and across the lots for the benefit of the present and future owners and lessees, their patients, clients and customers. Nothing herein, however, shall prevent an owner or lessee from making changes or improvements in

(CONTINUED ON NEXT PAGE)

