

The lien hereby reserved, however, shall be subject to the following limitations:

- (1) Such lien shall be at all times subordinate to the lien of any mortgages or lender of any sums secured by a properly recorded mortgage or deed to secure debt, to the end and intent that the lien of any mortgagee, trustee, or lot holder shall be paramount to the lien for charges herein and provided further, that such subordination shall apply only to the charges that shall become payable prior to the passing of title under foreclosure of mortgage or deed to secure and hold acquisition to the title by deed in lieu of foreclosure, and nothing herein contained shall be held to affect the rights herein given to enforce the collection of such charges accruing after sale under foreclosure of such mortgage or acquisition of title by deed in lieu of foreclosure.
- (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 for the Clerk of Court for Greenville County, South Carolina. 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 material 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 area, water line, storm and regular sewer lines, on or under said property are not intended for public use or dedicated for public purposes or to be subject to public municipal control, but are intended for private use and are, and shall remain, the sole and exclusive property of the owners, their heirs and assigns, and 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 of

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