

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 labors, contracts, or materialmen furnishing labor or services in connection with the 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.

VI.

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 bird sanctuary and any hunting of any wild birds is hereby prohibited.

3. Nothing herein contained shall be construed to prevent Heritage Homes, Inc., or its successors and assigns, from maintaining temporary offices on any lot while the subdivision is in the process of being developed. Also, nothing herein contained shall be construed to prevent Heritage Homes, Inc., or any other builder or developer, from using off-street parking and other areas for normal building practices.

4. Heritage Homes, Inc. intends to develop its adjoining land as an additional portion of River Downs, Section Two, and to subject said land to the within Restrictive Covenants.

IN WITNESS WHEREOF, the undersigned corporation does hereby set its hands and seals to these RESTRICTIVE COVENANTS this the 13th day of

JULY, 1984.

IN THE PRESENCE OF:

Patrick H. Grayson
Deborah R. Herry

HERITAGE HOMES, INC.

By: R. Gerald Lee (SEAL)

And: Lee & Co. (SEAL)