

VII.

MAINTENANCE CHARGES

1. Assessments for road maintenance shall be levied from time to time by Integral Spa, Inc. against each lot in equal assessments per lot.
2. Each assessment shall be due on such reasonable due date as may be established by Integral Spa, Inc.
3. Any assessment not paid within thirty (30) days after the due date thereof shall bear interest from the due date at the then current legal interest rate. The acceptance of a deed by a grantee shall be construed to be a covenant by the grantee(s) to pay said assessment, which shall run with the land and be binding upon the grantee, his successors, heirs and assigns.
4. Said assessment, if unpaid when due, shall constitute a lien upon the subject lot, which may be foreclosed in the same manner as a real estate mortgage, with interest, costs and attorneys fees to be added to the amount of such unpaid assessment.
5. Said lien for assessments must be established by, and shall be effective from the time of, filing of a Notice of Lis Pendens in the Office of the Clerk of Court for Greenville County.
6. Said lien for assessments shall be subordinate to the lien of any mortgage, lien of laborers, contractors or materialmen furnishing labor and materials in connection with the construction of improvements located on said property, unless such lien is filed subsequent to the filing of said Notice of Lis Pendens as set forth in Section 5 of this Paragraph VII. Sale or transfer of any lot shall not affect the assessments lien; however, the sale or transfer of any lot pursuant to foreclosure of any lien enumerated above shall extinguish the lien for assessments as to assessments which became due prior to such sale or transfer but for which no Notice of Lis Pendens has been filed. Nothing herein shall affect the collection of any charges that shall become payable after the acquisition of title by a subsequent bona fide purchaser for value.

VIII.

SIGNS

No advertisement or any advertising device of any character shall be erected, posted, displayed or permitted on or about any part of said property.

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