

(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 owners 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 materialman furnishing labor or services in connection with the construction or alteration of any improvements located on any property, except that nothing herein contained shall be held to effect the rights herein given to enforce the collection of such charges accruing after foreclosure of any such lien.

11. The private roads and parking areas on the Property, as shown on the Site Plan, 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 thereof, their heirs and assigns. They shall be controlled, improved, graded, maintained and regulated hereunder as Site Improvements for benefit of their owner(s) and the common use and enjoyment of the owners and lessees of said Lots, their heirs and assigns, forever. There are hereby reserved mutual easements and rights of way for ingress and egress and parking through, on and across the roads and parking areas as shown on the Site Plan for the benefit of the present and future Lot owners and lessees, their patients, clients, customers and employees. There are further hereby reserved mutual easements for utility purposes across the Property, and each Lot thereon, so that each owner shall have the ability to have run to his lot any and all utility service now or hereafter necessary and provided, however, that such easement shall not interfere with the improvements shown on the Site Plan.

12. The restrictions, rights, conditions and covenants contained herein may be amended, changed or altered only by a vote of the owners of one hundred (100) per cent of the Lots.

13. If any of the parties hereto or their heirs, successors or assigns, or any other person or persons shall violate or attempt to violate any of the rights, restrictions, conditions or covenants herein contained, any of such parties, their heirs, successors or assigns, or any other person or persons owning or having an economic interest in real property herein covered shall have the right to prosecute any lawful proceedings at law or in equity against