

ARTICLE VII
GENERAL PROVISIONS

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Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges not or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise effect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of Twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of Ten (10) years. This Declaration may be amended during the first Twenty(20) year period by an instrument signed by not less than Ninety percent (90%) of the Unit Owners and thereafter by an instrument signed by not less than Seventy-five (75%) of the Unit Owners. Any amendment must be recorded.

Section 4. Annexation. Additional residential property and Common Area may be annexed to the Properties with the consent of Two-thirds (2/3) of the members.

Section 5. Construction Encroachments. In the event that any unit shall encroach upon any of the common areas and facilities, or any other unit or units, then an easement appurtenant to such unit shall exist for the continuance of such encroachment upon the common areas and facilities or upon a unit' for so long as such encroachment shall naturally exist.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 26th day of April 1984.

HERITAGE PARK DEVELOPERS,
a South Carolina General Partnership
(Declarant)

BY: TANDEM DEVELOPMENT, INC.

By: Lonnie A. Garvin, Jr., President

ATTEST:

Sue C. Brady
Sue C. Brady, Secretary

WITNESS:

William J. Ingram
Douglas A. Smith

ATTEST:

Paul W. B. [Signature]
Secretary

WITNESS:

Ray B. Broadway
Michael [Signature]

BY: GREENVILLE CENTRAL AREA PARTNERSHIP, INC

By: Larry D. Estridge, President

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