

(g) For the expenses and cost in enforcing the rules and regulations promulgated hereunder including the engaging and paying of reasonable attorney's fees and costs or the cost and expense of other agents or independent contractors that the Association may deem necessary to engage.

(h) For the payment of all street lights.

(i) For such other purposes as in the opinion of the directors of the Association may be necessary for the general benefit of the property owners in the subdivision.

5.5 Summerplace Homeowner's Association, Inc. is a non-profit corporation organized under the laws of the State of South Carolina. Every owner of lots in Summerplace Subdivision shall automatically be a member of the Association. Each lot owner shall have one vote per lot. Where two or more parties own one lot, they must determine how they will vote.

5.6 The Association shall be managed by a Board of Directors consisting of not less than three, nor more than seven, individuals. The initial Board of Directors shall be composed of Loudon C. Hoffman, Martha Rasche and Jeff Heath. Said Board shall prepare the initial By-Laws of the Association. Said Board shall also be authorized to name one or more residents in the subdivision as additional Board members. The initial Board shall continue to serve until such time as a meeting of the membership elects their successors.

5.7 The agents or employees of the Association are authorized to enter upon any lot for the carrying out of any of the functions set out above.

5.8 The Association will encourage the planting of flowers and shrubs and other botanical beautification of said subdivision.

5.9 The annual charge shall constitute a lien or encumbrance upon the land and acceptance of each of the several deeds of conveyance shall be construed to be a covenant by the Grantee to pay said charges, which covenant shall run with the land and be binding upon the Grantee and his successors and assigns. The Association shall have the exclusive right to take and prosecute all actions or suits, legal or otherwise, which may be necessary for the collection of said charges.