

the subdivision at reasonable times, without damage to the lots or property, for the purpose of carrying out any of its responsibilities.

Section 3. Owners' Responsibilities. Owners of lots shall be responsible for providing exterior maintenance upon their residences, including the staining and/or painting of the exterior of their residence, repair, replace and care for roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, grass, walks, decks, and all other exterior improvements. The owner shall also maintain all enclosed portions of his lot including fences, trees, shrubs, flowers, grass and other improvements in the fenced, walled or enclosed portions.

Section 4. Rights of Association. If, in the opinion of a majority of the Directors of Association any owner fails to properly maintain his residence or yard in a neat and orderly manner, or any part thereof, the Association shall have the right but not the duty to perform maintenance that the Board deems necessary and the cost of such maintenance or repairs shall be added to and become a part of the assessment to which such lot is subject.

#### ARTICLE VIII.

##### ARCHITECTURAL CONTROL

Section 1. Architectural Committee. The initial Architectural Committee for this Property shall be composed of:

(a) Ned R. Arndt of the Board of Directors of College Properties, Inc.

(b) F. Earle Gaulden of Craig, Gaulden & Davis Architects, Inc., an architect licensed to practice in the State of South Carolina.

(c) Hamlin Beattie, a real estate developer with offices located in Greenville, S. C.

In the event any of the three Architectural Committee members are unable to attend a meeting, Messrs. Clifton G. Rickard and/or Gary Gilliam, officers of College Properties, Inc. are authorized on a temporary basis to fill in for members unable to attend and to vote on their behalf. In the event of a vacancy on the Architectural Committee or the failure or inability of any member to act, the vacancy shall be filled as may be necessary by appointment by the Board of Directors of College Properties, Inc. At all times at least one member of the Committee shall be a registered architect and one member shall be a builder or developer. The members of the Architectural Committee shall be appointed for a term of three years but may be reappointed for additional terms with no limit on the number of additional terms