

date, the same shall bear interest from the date of delinquency at the average prime lending rate in effect at South Carolina National Bank, Greenville, S. C. The Association may bring an action against the owner personally obligated to pay the same, or foreclose the lien against the property, and, in either event, interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No owner may waive or otherwise escape liability for the assessment provided for herein by non-use of the common area or abandonment of his lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein on any lot shall be subordinate to the lien of any first mortgage on such lot. Sale or transfer of any lot shall not affect the assessment lien; however, the sale or transfer of any lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

Section 10. Exempt Property. Any portion of the Property dedicated to, and accepted by, a local public authority and all properties owned by a charitable or non-profit organization exempt from taxation by the laws of the State of South Carolina shall be exempt from the assessments created herein, except no land or improvements devoted to dwelling use shall be exempt from said assessments. Owners of exempt property shall be responsible for maintaining the same and keeping it neat and clean.

ARTICLE VII.

GENERAL MAINTENANCE

Section 1. Association's Responsibility. Association shall be responsible for improving, maintaining, repairing, cleaning and operating the common area including streets, applicable parking areas, recreational facilities, utilities and other property owned by the Association for the benefit of members of the Association. It may care for vacant and untended land, if any, within the subdivision, removing grass and weeds therefrom and doing any other thing necessary or desirable in the opinion of the Directors of the Association for the general benefit of its members. It shall also be responsible for its pro rata share of the maintenance cost of the private road leading from the Property to the public road in Chanticleer Subdivision known as Garden Trail. To carry out these responsibilities Association may hire such persons and pay such expenses and costs as it deems necessary and desirable.

Section 2. Easement. The agents or employees of Association are authorized to enter upon any lot or property in