

5.3 The yearly assessment is subject to change from time to time as may be determined by a majority vote of the property owners in Crescent Place. There shall be one vote for each lot in the Subdivision whether owned by one person or by more than one person. It shall be the responsibility of a person purchasing property in Crescent Place to contact Crescent Place Homeowners Association, Inc. c/o Hamlin Beattie P. O. Box 10373, Greenville, S. C. 29603, to determine the amount of the yearly dues and whether or not they have been paid.

5.4 All sums payable as set forth above are payable to Crescent Place Homeowners Association, Inc., and the amount so paid shall be administered by the directors of said association and may be used for the functions hereinafter set out, and it is expressly stipulated that the association is empowered to perform any or all of said functions but that it is under no duty to perform or discontinue to perform at any time of said functions. Said directors shall be required to account for all funds and the same shall be used for proper purposes at all times.

(a) For the payment of the necessary expenses for the operation of said association.

(b) For improving, cleaning and maintaining all common areas, easement areas, private roads, parking areas, signage and applicable beautification strips. For maintaining property as authorized under Article VI. To the extent the Association accepts legal title to any common area, it will be responsible for paying applicable tax thereon.

(c) For caring 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 officers of the association to keep such property neat and in good order for the general benefit of all the property owners within the community.

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