

convey fee simple title to the common areas as shown upon the recorded plat referred to in the premises of this Declaration, to the Association, free and clear of all liens and encumbrances, at the time or prior to the conveyance of the first lot in the Property Subdivision, except utility and drainage easements and easements to governmental authorities, upon condition that such area as shall be designated "common area" shall be for the sole and exclusive use and benefit of members, as long as such area is maintained in conformity with the requirements of this Declaration, the By-laws, and the Articles of Incorporation of the Association, at the sole expense of the owners. Similarly, the Declarant will convey to the Association, upon the same conditions and for the same uses and purposes, common areas which are parts of any additional properties that are annexed by it in the future.

Section 4. Parking Rights. The owners of each lot shall park their automobile(s) on their lot in their garage or parking area designed therefor. All lot owners are hereby granted the right of ingress and egress from their respective lots across the private road leading to and connected with the public road in Chanticleer Subdivision known as Garden Trail. Limited parking shall be provided in the area near the recreational facility, subject to Association Regulations. No vehicles of any type or recreational equipment may be driven on, across or parked within the common area, except in spaces reserved for parking, subject to Association Regulations. No boats, trailers, campers, RV's or motorcycles shall be parked on the Property where they are in public view. However, said recreational vehicles or equipment may be parked in a garage of a dwelling containing a garage provided the garage door is closed and said vehicles or accessories are not visible to persons from the outside.

#### ARTICLE IV.

##### HOMEOWNERS ASSOCIATION

Section 1. Nonprofit Corporation. Chanticleer Towns Homeowners Association, Inc. is a nonprofit corporation organized under the laws of the State of South Carolina. The Association shall be managed by a Board of three Directors who need not be members of the Association. Until the first annual meeting is held, the initial Board of Directors shall be Ned R. Arndt, Clifton G. Rickard and Hamlin Beattie. The Association may increase the size of the Board up to seven members by a majority vote. The initial mailing address of the Board shall be c/o Ned R. Arndt, Suite 500, First Federal Building, 301 College Street, Greenville, S. C. 29601. Said Board shall be responsible for preparing the initial By-Laws of the Association and distributing the same to the members thereof.

Section 2. Membership. Every person who is record owner of a fee or undivided fee interest in any lot which is subject by