

for successive periods of ten years each unless an instrument signed by persons owning a majority of the Residential Units within the Property at such time, agreeing to terminate or change said covenants in whole or in part, shall be recorded in the RMC Office for Greenville County, South Carolina.

In addition to other remedies referred to above, the Association shall have a lien on the Property of any owner of any numbered lot, and upon all property owned by persons represented by any other homeowners association formed to represent multi-family unit owners within the Property, upon the failure of any such party to pay any assessment imposed by the Association. Said lien shall become effective automatically if such assessment has not been paid within 60 days after the due date thereof. The Association shall have the right to enforce said lien by foreclosing same in the appropriate courts, according to laws applicable to the foreclosure of mortgages and similar liens in the State of South Carolina. The Association will maintain complete books and records reflecting all receipts and expenditures of assessments as well as funds advanced by the Developer or other parties for use of the Association. Said books and records shall be available for inspection by any Residential Unit owner during all reasonable business hours within the offices of the Association.

Section 14. Amendments. This instrument and any exhibits hereto may be amended by a written instrument, recorded in the RMC Office for Greenville County, South Carolina, executed by (i) the officers of the Association (pursuant to the approval of the Board) and (ii) any party (including the Developer) or parties together owning at least 80% of the Residential Units within the Property at the time of such proposed amendment.

Section 15. Miscellaneous.

(a) Nothing contained herein shall cause the owners of various portions of the Property to be deemed a partnership, an association, or other legal entity, other than as specifically set