

STATE OF SOUTH CAROLINA) INSTRUMENT OF PROTECTIVE COVENANTS
COUNTY OF AIKEN) STRATFORD HALL SUBDIVISION

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WHEREAS, Stratford Hall, A South Carolina General Partnership, owner in fee simple of a subdivision known as Stratford Hall, as shown upon a plat made 12/19/89, by Ayers, Graham and Associates, recorded in Plat Book 22, page 186, records of Aiken County, comprising 96 lots situate in the southern section of the City of Aiken, Aiken County, South Carolina, has elected to dedicate the streets and easements as shown on the plat and to impose upon the lots certain restrictions and protective covenants as follows:

1. All of the 96 lots in Stratford Hall are designated as residential lots and no structure shall be erected on any lot other than one detached single family residence, and appropriate out-buildings. No commercial activity shall be conducted on any of the lots.

2. No dwelling shall be constructed on the lots shown on said plat which shall contain less than 1800 square feet of heated area.

3. No building shall be located on any lot nearer than 35 feet from any street except as shown on the above referred to plat except corner lots on which buildings shall not be nearer than 25 feet from any street, and no building shall be located on any lot nearer than 10 feet from any side lot line.

4. No lot shall be resubdivided or rearranged which shall (a) increase the number of lots in the subdivision, or (b) reduce the frontage of any lot to less than shown on plat.

5. No tent, shack, mobile home, camper, travel trailer, or basement shall be used at any time as a temporary or permanent residence. Travel trailers and boats may be stored or parked on any lot only when out of general view and effectively screened from the street. No school buses, commercial vehicles, or non-operating cars or trucks shall be parked or stored on any lot except in the garage. All residences shall have two car garages; no carports.

6. No animals, livestock, or poultry of any kind shall be raised, bred, kept or pastured within the residential areas of the Property, except that a reasonable number of common household pets such as dogs and cats may be kept in any one Dwelling. Each person who keeps a pet within a Dwelling shall abide by the following restrictions:

(a) No pets may be kept, bred, or maintained for any commercial purpose.

(b) The Owner of any animal will not allow it to roam unattended on the Property, it being the responsibility of each pet Owner to either leash his/her animal or retain voice control while the animal is out of doors.

(c) The Owner shall muzzle any animal which consistently barks or makes any noises which might be reasonably expected to disturb other Owners.

7. Easements for streets, drainage, sewerage and other public utilities are established and dedicated for such uses and purposes as shown on plat.

8. No garbage or domestic trash shall be disposed of by burning or burying on any lot within this subdivision or adjacent property.

9. All driveways between the street and garage and/or dwelling shall be paved with brick or concrete.

10. Clotheslines or any other display of clothing or other items for drying purposes shall not be permitted on any lot unless they are adequately fenced or screened from view of the street and all other neighboring lots.

11. No antennas and/or satellite dishes shall be allowed on any lot.

12. No noxious or offensive activity shall be permitted on any lot, nor shall anything be done thereon which may constitute an annoyance or nuisance to the neighborhood.

13. No fences shall be erected along the property lines on the front one-third portion of any lot, except of ornamental design and not exceeding three and one-half feet in height, and must be approved by the Architectural Control Committee. Any fence erected on the back portion of a lot must be approved by the Architectural Control Committee prior to erection. No cyclone fences shall be permitted.

14. All residences shall be landscaped within 60 days of occupancy.

15. Before the construction of any house may commence, the owner or builder must submit the following to the Architectural Control Committee:

- (a) A complete set of house plans
- (b) A plot plan
- (c) Description of exterior materials and/or colors (i.e. - roof, brick, stone selection) and color of wood, stucco, paint, or stain.

A copy of the specifications may be required if the Architectural Control Committee deems it to be necessary. The Architectural Control Committee will be allowed a minimum of two working days to review the house plans and materials. The first committee shall be the Stratford Hall Development Company. When 60% of the lots are sold and are occupied by owners, a succeeding committee of owners shall be elected by the occupants and shall be comprised of three persons. The ownership of each lot shall vest the Owner(s) with a right to cast one ballot.

These covenants shall run with the land and shall be binding on all parties residing or owning lots in the subdivision, until January 1, 2030, at which time the covenants will be automatically extended for successive ten year periods unless by vote of a majority of the then owners of lots they agree to change the covenants in whole or in part.

16. Should any Owners, their heirs, executors, administrators or assigns violate or attempt to violate any of the covenant herein, it shall be lawful for any person owning any real property situate in said subdivision or development to prosecute any proceedings at law or in equity the person or person violating or attempting to violate any such covenant(s). Provided, however, that no violation shall affect the validity of any mortgage lien of record prior to such violation.

17. Invalidation of any of these covenants by judgment or court order shall in nowise affect any of the other provisions which shall remain in full force and effect.

Dated this 7th day of March, 1990.

In the Presence of:

Susan Harlee
Kenneth L. Pick

STRATFORD HALL
A S. C. GENERAL PARTNERSHIP

BY: [Signature]
T. W. MORDON, ITS PARTNER

BY: [Signature]
R. L. EDWARDS, JR., ITS PARTNER

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16. Should any Owners, their heirs, executors, administrators or assigns violate or attempt to violate any of the covenant herein, it shall be lawful for any person owning any real property situate in said subdivision or development to prosecute any proceedings at law or in equity the person or person violating or attempting to violate any such covenant(s). Provided, however, that no violation shall affect the validity of any mortgage lien of record prior to such violation.

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T. W. MORTON, ITS PARTNER

BY: [Signature]
R. L. EDWARDS, JR., ITS PARTNER

STATE OF SOUTH CAROLINA }
COUNTY OF AIKEN }

Personally appeared before me Susan Harillee who
being first duly sworn says that (s)he saw the within named Stratford
Hall, A South Carolina General Partnership by T.W. Morton
its Partner and by R.L. Edwards, its Partner, sign
and as its act and deed therein, and that (s)he with Kenneth L. Dick
witnessed the execution thereof.

Susan Harillee

Sworn to before me this 7th
day of March, 1990.
Paul W. Barger (L.S.)
Notary Public for South Carolina
My Commission Expires: October 19, 1997

RETURNED TO: A4A

RECORDED

3-8-90 at 1540

Peggy J. Whitman

A.M. & Aiken County

By: Don R. Jenkins

D.C.

STATE OF SOUTH CAROLINA)
COUNTY OF AIKEN)
AMENDED
DECLARATION OF COVENANTS,
RESTRICTIONS AND CONDITIONS
FOR STRATFORD HALL SUBDIVISION
PHASE ONE

WHEREAS, this Declaration of Covenants, Restrictions and Conditions for Stratford Hall Subdivision is intended to replace in its entirety that certain document entitled "Instrument of Protective Covenants Stratford Hall Subdivision" dated March 7, 1990 and recorded in Miscellaneous Book 568 at page 242 in the Office of the RMC for Aiken County, South Carolina.

WHEREAS, Stratford Hall, a South Carolina General Partnership, as the owner of real property (hereinafter referred to as "Property") located in Aiken County, South Carolina, known as "Stratford Hall" as shown on a plat thereof made by Ayers, Graham and Associates, dated December 19, 1989, and more particularly described as:

ALL that certain piece, parcel or tract of land, situate, lying and being in the City of Aiken, County of Aiken, State of South Carolina, more particularly described as Stratford Hall Subdivision containing 60.22 acres more or less. Said tract is described as Tract A on a plat thereof as prepared on December 12, 1989 by Ayers, Graham and Associates, Inc., and recorded in Plat Book 22 at Page 188 in the Office of the RMC for Aiken County, South Carolina; which plat is referred to for the following more complete and accurate description.

This being a portion of the property (referred to as Parcel E-4 in the Deed) conveyed unto Woodside Development Company of Aiken, Inc., by deed of Elizabeth Leake Burden dated June 26, 1989 and recorded on June 28, 1989 in Deed Book 1107 at page 24; and a portion of the property (referred to as Parcel VI) conveyed unto Woodside Development Company of Aiken, Inc., by deed of Palmetto Service Corporation dated September 5, 1986 and recorded September 10, 1986 in Deed Book 948 at page 81 records of RMC of Aiken County South Carolina. And being the same property conveyed unto Stratford Hall Development Company by deed of Woodside Development Company of Aiken, Inc., dated December 14, 1989 and recorded December 19, 1989 in Deed Book 1142 at page 108, records of the RMC of Aiken County, South Carolina.

Tax Parcel Nos.: Portion of 00-138-0-01-004 and
Portion of 00-134-0-01-454

WHEREAS, the Partnership is desirous of creating a residential community which is esthetically pleasing and functionally convenient, and

WHEREAS, the Partnership desires to retain control over the objective standards relating to design, size, and location of dwellings and other structures in an effort to take full advantage of the characteristics of the individual lots located upon the property hereinabove described and in an effort to have the housing located in said community complimentary to the area as a whole; and

WHEREAS, the Partnership desires to provide for the establishment of a Homeowners' Association, to be referred to as Stratford Hall Homeowners' Association, Inc.; and

WHEREAS, the Partnership desires to provide for the preservation of values; and to this end, the Partnership has elected to impose upon the said lots certain restrictive and protective covenants and restrictions hereinafter set forth, hereinafter referred to as "Covenants" or the "Declaration", all of which is hereby declared to be for the benefit of said Property and each and every owner of any and all parts thereof; and

WHEREAS, this Declaration will be referred to as the "Amended Declaration of Covenants, Restrictions and Conditions for Stratford Hall" and will be recorded in the Office of the Register of Mesne Conveyances for Alken County, South Carolina, and may be incorporated by reference in deeds to property issued by the Partnership, by reference to the Book and Page of recording in the realty records of said office.

NOW, THEREFORE, the Partnership declares that the real property described and such additions thereto as may hereinafter be made, is and shall be held, transferred, sold, conveyed, given, donated, leased, occupied and used subject to the covenants, restrictions, conditions, easements, changes, and affirmative obligations hereinafter set forth. These Covenants, the benefits of these Covenants, and the affirmative and negative burdens of these Covenants, shall touch and concern and run with the land herein referred to as the "Property". The Company reserves the right to add additional Covenants in respect to the property

owned by the Partnership at the time of the adoption of the additional Covenants but not to property previously conveyed to others. All rights and easements reserved by the Partnership under these Covenants shall also be reserved to the assignees and successors in interest of the Partnership.

I.

DEFINITIONS

1. "ASSOCIATION" shall mean and refer to STRATFORD HALL HOMEOWNERS ASSOCIATION, INC., a corporation organized to manage and control the common areas created out of the development of the above property.
2. "OWNER" shall mean and refer to the record owner, whether one or more persons or entitled, of a fee simple title to any lot which is a part of the properties, included contract sellers, but excluding those having such interest merely as security for the performance of an obligation.
3. "PROPERTY" shall mean and refer to that certain real property hereinabove described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association, subject, however, to provisions of Article II, Paragraph 21, hereinbelow.
4. "LOT" shall mean and refer to any plot of land shown upon the recorded subdivision map of the properties with the exception of common area.
5. "COMMON AREA" "COMMON ELEMENTS" shall mean all real property under the control of the Association for the common use and enjoyment of the owners.
6. "DECLARANT" shall mean the owner of the property which is presently Stratford Hall, a South Carolina General Partnership.

II.

GENERAL COVENANTS

1. **Purpose.** The primary purpose of these Covenants and the foremost consideration in the origin of same has been the creation of a residential community which is aesthetically pleasing. The establishment of extensive objective standards relating to design, size and location of dwellings and other structures makes it impossible to take full advantage of the individual characteristics of each parcel of property and of technological advances and environmental values. For this reason, such standards are not established hereby, but may be suggested by

the Partnership in discussions with and in materials submitted to Owners. To implement these Covenants, the Partnership shall, through the Review Board as defined hereinafter, establish and amend from time to time objective standards and guidelines which shall be in addition to and more than said governmental standards.

2. Residential Use. All of the lots or parcels of land in areas of the Property designated as residential areas either by reference on a plat, deed or other document shall be used for residential purposes exclusively. No structure shall be erected on any lot other than one detached single family residence not to exceed three stories in height. Appropriate auxiliary buildings may be erected with approval of design of such by the architectural committee.

3. Minimum Setbacks. Each structure must comply with the following minimum setback requirements:

(a) With the exception of corner lots, the front setback as measured from the street shall be thirty-five (35) feet for all structures, except as shown on the above-referenced plat.

(b) Front setback for corner lots, as measured from the street, shall be twenty-five (25) feet for all structures, except as shown on the above-referenced plat.

(c) Side and rear setback as measured from the side and rear property line shall be ten (10) feet for all structures excluding fencing.

During the developmental period of Stratford Hall and until sixty percent (60%) of the lots have been sold, the above described minimum setbacks may be modified by the Partnership as the developer. Furthermore, if it is determined that through an error or oversight, the above described minimum setback requirements for any particular lot in the subdivision would interfere with the development of that particular lot or lots, the Partnership, as developer, shall have the right to amend these minimum setback requirements, providing such amendment does not adversely affect the adjacent lots or surrounding areas.

Within these setbacks, no trees, bushes or underbrush of any kind four inches or more in diameter at a point four (4) feet above ground level may be removed without the express approval of the Partnership.

4. Subdivision of Lots. No lot shall be subdivided or rearranged which shall: (a) increase the number of lots in the subdivision; or (b) reduce the frontage of any lot to less than shown on the above-referenced plat, without first obtaining the approval of the Architectural Control Committee.

5. Offensive Activity. No noxious or offensive trade or activity shall be conducted upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the surrounding neighborhood.

6. Other Buildings and Vehicles. No mobile home, camper, trailer, recreational vehicle, basement, tent, shack, garage, barn or other outbuilding erected or parked upon the lots in the subdivision shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used for residential purposes on any of the lots.

All garages, whether attached to or detached from the residence, shall be two-car garages. No carports shall be erected on any residential lot in the development.

7. Minimum Square Footage. With the exception out-buildings, no dwelling shall be constructed on any lots shown upon said plat which shall contain less than one thousand eight hundred (1,800) square feet heated floor area enclosed under roof, excluding porches, garages, basements or patios.

8. Unightly Conditions. It shall be the responsibility of each Owner and tenant thereof to prevent the accumulation of litter, trash, packing crates or rubbish or the development of any unclean, unsightly or unkempt condition of buildings or grounds on their property either before during or after construction, nor to permit accumulations which shall tend to substantially decrease the beauty of the community as a whole or the specific area. No garbage or domestic trash shall be disposed of by burning on any lot within the subdivision or adjacent property. All lot owners are responsible for the maintenance (including weeding) of their respective lots, whether or not buildings are constructed on the lot.

9. Parking. No school buses, commercial vehicles, or non-operating automobiles or trucks shall be parked or stored on any lot except in the garage or rear of the principal residence out of the general view of the public and/or adjoining property owners.

Travel trailers and boats may be stored or parked on any lot only when out of general view and effectively screened from the street.

10. Driveways. Any driveway within this residential community shall be maintained solely by the owners of such driveway and shall be paved with brick or concrete.

11. Fencing. All fence construction shall be approved by the Stratford Hall, a South Carolina general partnership, as developer of the property, or by an Architectural Control Committee appointed by the developer or Homeowners' Association. No fence or wall shall be erected upon the front one-third portion of the lot except when the same is of ornamental design and does not exceed three and one-half (3-1/2) feet in height, and must be approved by the Architectural Control Committee. No clothes lines, drying racks or fences used for drying clothes shall be constructed or maintained on any lot unless they are adequately fenced or screened from view of the street and all other neighboring lots. No cyclone or barbed wire fencing shall be used on any part of any lot.

12. Architectural and Design Review. Before the construction of any house may commence, the owner or builder must submit the following to the Architectural Control Committee:

- (a) A complete set of house plans;
- (b) A plot plan;
- (c) Description of exterior materials and/or colors (i.e., roof, brick, stone selection) and color of wood, stucco, paint or stain.

The exterior finish of any building on any lot must be either solid brick, brick veneer, b-graded siding or its equivalent, wood shingles, natural stone, stucco or vinyl siding. There shall be no exposed concrete block homes permitted on any lot. All plans and specifications for buildings, driveway, fences or walls to be erected upon any of the said lots shall be approved by the Stratford Hall partnership, as

developer, or an Architectural Control Committee appointed by the developer or Homeowners' Association. All mail boxes shall be of a kind approved by the Architectural Control Committee.

13. Antenna and/or Satellite Dishes. No exterior antennas and/or satellite dishes shall be allowed upon any lot within this development.

14. Architectural Control Committee. The Architectural Control Committee shall be comprised of Stratford Hall, a partnership, as developer. Upon the sale and occupancy of sixty percent (60%) of the lots, a succeeding committee of owners, The Stratford Hall Homeowners Association, Inc., shall be elected by the owners and shall be comprised of at least three persons. The Architectural Control Committee shall have a minimum of two (2) working days to review and approve or reject the plans, material selection and specifications submitted by lot owners.

15. Animals. No animals, livestock or poultry of any kind shall be raised, bred, kept or pastured within the residential areas of the Property, except that a reasonable number of common household pets, such as dogs and cats may be kept in any one Dwelling.

Each person who keeps a pet within the confines of their Property, Lot or Dwelling Unit shall abide by the following restrictions, conditions, and affirmative obligations:

(a) Each owner of such pet or pets shall exercise best efforts to not allow the animals to excrete upon the Property owned by others or the Partnership.

(b) The Owner of an animal will not allow it to roam unattended on the property, it being the responsibility of each animal owner to either leash, restrain, fence or retain voice control while the animal is out of doors.

(c) The Owner shall muzzle any animal which consistently barks or makes any noise which might be reasonably expected to disturb other Owners.

(d) No pets may be kept, bred, or maintained for any commercial purpose.

The breach of any of these restrictions, conditions, obligations and duties shall be a noxious and offensive activity constituting a nuisance.

16. Landscaping. All lots shall be landscaped within sixty (60) days of occupancy. Such landscaping shall be aesthetically pleasing and in conformity with the surrounding area.

17. Duration. These covenants shall run with the land and shall be binding upon all parties residing or owning lots in the subdivision until May 2030, at which time said covenants shall automatically be extended for successive periods of ten (10) years unless by vote of the majority of the owners of the lots it is agreed to change the covenants in whole or in part.

17. Enforcement. Should any owners, their heirs, personal representatives or assigns violate or attempt to violate any of the covenants herein, it shall be lawful for any other person owning any real property situated in the development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant; provided, however, that no violation shall affect the validity of any mortgage lien of record prior to such violation.

18. Severability. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

19. Certain Easements. The Partnership reserves unto itself, its heirs, successors and assigns, a perpetual, alienable and releasable easement and right on, over and under the ground of the Property to erect, maintain and use electric, cable television, and telephone poles, wires, cables, conduits, drainage ways, sewers, wells, pumping stations, tanks, water mains, and other suitable equipment for the conveyances and use of electricity, telephone equipment, gas, sewer, water, drainage or other public conveniences or utilities on, in or over those portions of such Property as may be reasonably required for utility line purposes; provided, however, that no such utility easement shall be applicable to any portion of such Property as may (a) have been used prior to the installation of such utilities for

construction of a building whose plans were approved pursuant to these Covenants by the Partnership; or (b) such portion of the Property as may be designated as the site for a building on a plot plan for the erection of a building which has been filed with the Architectural Control Committee and which has been approved by said Committee. Said easement shall be located within the front ten (10) feet of each lot and ten (10) feet along each side and rear lot line.

Any and all electric supply lines and services shall be underground, with the exception of those already in place at the date of this recording.

20. Amendment. The covenants and restrictions of this Declaration may be amended by Stratford Hall, a South Carolina general partnership during the development period of Stratford Hall, and until sixty percent (60%) of the lots have been sold and/or occupied. Upon the completion of the development period, this Declaration may be amended by an instrument signed by not less than ninety percent (90%) of the lot Owners. Any and all amendments to this Declaration must be recorded with the Recorder of Mesne Conveyances, Aiken County, South Carolina.

21. Annexation. Additional residential property and common elements may be added to the properties covered by this instrument if the developer so desires; provided, however that no additional property shall be added until improvements thereon have been completed and such properties are subject to assessment similar to the other properties in this Association.

III.

PROPERTY RIGHTS

1. Every owner shall have a right and easement of enjoyment in and to the common areas which shall be appurtenant to and shall pass with the title to every lot subject to the right of the Declarant or its successor, the Association, to dedicate or transfer any part of the common area required for the installation of utilities.

2. Any owner may delegate, in accordance with the By-Laws, his right of enjoyment to the common area and facilities to the members of his family, his tenants or contract purchasers who reside on the property.

3: A valid easement does and shall continue to exist as to, upon and in favor of, each lot for the purpose of installation, maintenance, repair and replacement of sewer, water, power, TV cable and telephone lines, pipes, mains, conduits, wires, poles, transformers and any and all other equipment or machinery necessary to the proper functioning of any utilities.

IV. HOMEOWNERS' ASSOCIATION

MEMBERSHIP AND VOTING RIGHTS

1. Every owner of a lot, which is subject to assessment, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment.

2. Each member be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as the owners, among themselves, determine, but in no event shall more than one vote be cast with respect to any lot.

V. COVENANT FOR MAINTENANCE ASSESSMENTS

1. Creation of the Lien and Personal Obligation of Assessment. The Owner of any lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association annual assessments for charges for the upkeep and maintenance of the common elements. The annual assessments shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each delinquent assessment, together with interest, costs and reasonable attorneys fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the Assessment fell due.

2. Purpose of Assessment. The assessments levied by the Association shall be used exclusively for the purpose of maintaining the common elements.

3. Annual Assessment. The annual assessments shall be fixed immediately following the conveyance of the first lot to an owner.

(a) The Board of Directors of the Association shall fix the annual assessment at an amount necessary to maintain the common elements.

(b) The per lot assessment shall not apply to Declarants' unsold, undeveloped lots. However, Declarant will contribute to the costs of maintaining the common elements until sufficient lots are sold and developed to carry said costs.

(c) After the Directors have fixed the annual assessment against the lot owners, the same shall not be increased without notice of the intention to so increase the assessment being mailed to each owner of record at least thirty (30) days prior to a meeting of the Homeowners' Association. At the first such meeting of the Homeowners' Association to consider an assessment increase, the presence of members or of proxies entitled to sixty percent (60%) of all the votes of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirements, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

(d) The annual assessments provided herein shall commence as to all lots on the first day of the month following the purchase and conveyance of said lot to the Owner. The lots liable for this assessment shall be composed of all lots conveyed and all lots held by the Declarant on which improvements have been completed and the common elements around said lots properly landscaped. The Association shall, upon demand, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a lot is binding upon the Association as of the date of its issuance.

(e) Any assessment not paid within thirty (30) days after the established due date shall bear interest from the date at the rate of one and one-half percent (1-1/2%) per month. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No Owner may waive or otherwise escape liability from the assessments provided for hereunder by non-use of the common elements or abandonment of the Lot.

(f) The Lien of Assessment provided for herein shall be subordinate to the lien of the first mortgage. Sale or transfer of any lot shall not effect the assessment lien; however, the sale or transfer of any lot pursuant to

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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.

IN WITNESS WHEREOF, Stratford Hall, a South Carolina General Partnership, has by its partners executed this instrument this 29th day of June, 1990.

In the Presence of:

Kenneth L. Dick
Anita M. Reeves
Kenneth L. Dick
Anita M. Reeves

STRATFORD HALL,
 a South Carolina Partnership

By: T. W. Morton
 T. W. Morton, Managing Partner

By: R. L. Edwards, Jr.
 Edwards Industries, Inc.
 By: R. L. Edwards, Jr., its President,
 its Partner

STATE OF SOUTH CAROLINA }
 COUNTY OF AIKEN }

PERSONALLY appeared before the undersigned witness, who being duly sworn, states that he saw the within named Stratford Hall by T. W. Morton, its Managing Partner and by Edwards Industries, Inc., by R. L. Edwards, Jr., its President, its partner, sign, seal, and as their acts and deeds, deliver the within written Amended Declaration of Covenants, Restrictions and Conditions for Stratford Hall Subdivision, and that he with Anita M. Reeves witnessed the execution thereof.

SWORN to before me this 29th
 day of June, 1990.

Kenneth L. Dick



Kenneth L. Dick (L.S.)

Notary Public for South Carolina
 My Commission Expires: October 15, 1992