

Section 5.2 Owner's Responsibility. Except as provided otherwise in this Declaration or any Supplementary Declaration hereto, all maintenance of the Unit and all structures, parking areas, and other improvements thereon shall be the sole responsibility of the Owner thereof, who shall maintain such Unit in a manner consistent with the Community-Wide Standard and this Declaration. In the event that the Board determines that any Owner has failed or refused to discharge properly any of such Owner's obligations with regard to the maintenance, repair, or replacement of items for which such Owner is responsible, the Association may perform such maintenance, repair, or replacement for the Owner (excluding, however, the maintenance, repair, or replacement of any portion of a residence or other improvements (other than irrigation systems) constructed on the Lot) at the expense of the Owner. Except in an emergency situation, the Association shall give the Owner written notice of the Association's intent to provide such necessary maintenance, repair, or replacement. The notice shall set forth with reasonable particularity the maintenance, repairs, or replacement deemed necessary. The Owner shall have ten (10) days after receipt of such notice within which to complete such maintenance, repair, or replacement, or, in the event that such maintenance, repair, or replacement is not capable of completion within a ten (10) day period, to commence such work, which shall be completed within a reasonable time. If any Owner does not comply with the provisions hereof, the Association may provide any such maintenance, repair, or replacement at such Owner's sole cost and expense, and all costs shall be an assessment and subject to the collection remedies of Section 4.11 for non-payment of an assessment. Owner's shall be responsible for the interior of their Unit and maintain a "walls-in" policy of hazard insurance (provided, however, that no Builder shall be responsible to maintain any such policy of hazard insurance). The interior of the Unit shall be defined as "from the sheet-rock in."

Except as specifically amended herein, the Protective Covenants shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned hereby sets its hands and seals this the 8th day of July, 2020.

WITNESSES:

Karen N. Saxon
Terri Baggett

PALMETTO TRUST OF SC, LLC

By: Nicholas M. Franchina

Nicholas M. Franchina

Its: Managing Member

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

The foregoing instrument was acknowledged before me this 8th day of July, 2020 by Nicholas M. Franchina, Managing Member of PALMETTO TRUST OF SC, LLC., on behalf of the Company.

Karen N. Saxon
Notary Public for SC
Print Name: Karen N. Saxon
My commission expires: 8/22/23