

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

FILED
 GREENVILLE, S.C.
 MAR 3 3 33 PM '92
 DONALD W. HARRIS, CLERK

CHANTICLEER TOWNS
 BUILDING RULES

IN ACCORDANCE with Article 10, Section 1 of the Chanticleer Town Homeowners Association's By-Laws, the Board of Directors adopts the following rules and regulations:

1. Any and all damages to common and private property (other than the specific site of the actual construction) shall be promptly corrected by the Builder. In the event Builder is notified in writing by Property Manager or property owner(s) concerning any damages, Builder shall correct damages within 10 days from date of notification. The failure of the Property Manager or property owner(s) to notify Builder of any damages does not constitute a waiver of this requirement. The fact that Property Manager or property owner(s) accept any specific damage without causing Builder to make said repairs does not constitute a waiver of any future similar damages.

2. Builder shall maintain the site in a neat and orderly condition at all times. Builder shall maintain and service an on-site trash receptacle for all debris.

3. Builder shall provide, maintain and regularly service a portable toilet from the initial construction activity until permanent plumbing is workable and usable.

4. Builder shall provide and maintain erosion control (hay bales or silt fence) in order to minimize water flow and to

eliminate mud and debris from draining on to common property, private property or adjacent streets. Builder shall promptly remove any mud, stone or other materials that may be deposited on the street.

5. Builder shall provide adequate on site parking for all employees or subcontractors. In the event that parking on the site is totally unavailable, Builder shall submit to Property Manager a written request defining the problem and outlining the common area Builder desires to use for parking. The request shall include the desired length of time the area is to be used. Builder's request shall include a statement outlining how the area will be returned to its original state upon completion of the use of such area. The areas shall be maintained free of mud and debris at all times. Property Manager may require the installation of stakes, flags and ropes to designate the approved area. Property Manager has the authority to grant all, some or none of the requests.

6. Builder shall replace any damaged curbs. Builder shall promptly cause to be repaired all damages to underground utilities or services damaged by construction activities. This shall include but is not limited to telephone, power or T.V. cables, gas, water or sewer pipes.

7. Builders shall not use common or private property for the storage of materials or equipment unless Builder obtains written approval from property owner and Property Manager.

8. Builder shall repair any road damages (including service road) to the road adjacent to his building site and to any other

part of the road system damaged by Builder's traffic or activities. CONSTRUCTION TRAFFIC IS NOT PERMITTED ON THE SERVICE ROAD.

9. CTHA recognizes the need for occasional short term blocking of streets for loading or unloading of materials or equipment. Builder shall, however, minimize this activity and shall cause the vehicle to be moved immediately after the loading or unloading activity. Vehicles shall not be parked so that partial blocking of the street occurs and causes traffic to drive on the median in an attempt to pass the parked vehicle.

10. CTHA does not condone the use of the median by construction workers for breaks and lunch eating areas. If the median is used for that purpose, Builder shall cause any debris to be removed from the median immediately after each break or use. Builder shall install pine needles in any area used for this purpose as often as requested by Property Manager.

11. Builder is to advise all employees, subcontractors and suppliers that the roads and property adjacent to all lots is private, not public property. The Property Manager or any property owner has the authority to enforce any of the rules.

12. Builder shall provide CTHA with a \$2,000.00 cash deposit or an irrevocable letter of credit from a bank. The deposit or letter of credit shall be provided prior to the start of any construction activity and shall remain in effect until all work is complete. Builder shall notify CTHA upon total completion of all work and CTHA will, within 15 days, inspect the area for damages. CTHA may inspect the site at any time during

construction and notify Builder of any damages to the area. Builder shall correct any damages within 10 days of the date of notification. If Builder fails to correct damages, CTHA may cause damages to be corrected and charge all costs against the cash deposit or the letter of credit. CTHA may, at its sole discretion, charge a management fee of 10% above cost of any work that CTHA causes to be corrected. Builder shall be responsible for reviewing the site and maintaining the site in accordance with the above conditions.

In the event any rules governing construction and/or improvements of residences run contrary to the By-Laws and Restrictive Covenants of Chanticleer Town Homeowners Association, the By-Laws and the Restrictive Covenants shall govern in all respects.

Chanticleer Towns Homeowners Association

W. Moffett Friedman
BOARD OF DIRECTORS

George S. Cape
WITNESS

Robert S. Carter
BOARD OF DIRECTORS

Devin N. Blair
BOARD OF DIRECTORS

James D. [unclear]
WITNESS

George S. Cape
BOARD OF DIRECTORS

R.P. [unclear]
BOARD OF DIRECTORS

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STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me James D. Calmes Jr.
who, being duly sworn, deposes and says that (s)he saw the within
named Board of Directors of Chanticleer Towns Homeowners
Association, sign, seal and acknowledge the within written
Chanticleer Towns Building Rules, and that (s)he, together with
George H. Cope, witnessed the execution thereof.

James D. Calmes Jr.

SWORN to before me this
3rd day of March, 1992

Peggy B. Payne
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 11/03/92

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