

A verbal description of each Unit is set forth on Exhibit C attached hereto and made a part hereof. A graphic description of each Unit is contained in the Floor Plans attached hereto as Exhibit C.

6. Perimeter Survey and Plot Plan. A perimeter survey of the real property described in Exhibit A entitled "Survey for BALFER COURT," prepared by Piedmont Engineers, dated July 12, 1979, is recorded in Plat Book 7-L, at Page 17 in the RMC Office for Greenville County, South Carolina and is expressly incorporated in the within Declaration of Condominium and made a part hereof.

The survey, plot plan and this Declaration are in sufficient detail to identify the Common Elements, Limited Common Elements, the Units and their relative locations and approximate dimensions.

7. Ownership of the Common Elements. The undivided share, stated as percentages, in the Common Elements which are appurtenant to each of the Units are set forth on Exhibit B.

8. Sharing Common Expenses and Surplus. The percentage and manner of Sharing Common Expenses and owning Common Surplus is as set forth on Exhibit B.

9. Assessments. Assessments shall be fixed by the board of directors of the Association and payable at such times as set by the board of directors but not less frequently than quarterly. An adequate reserve fund for replacement of Common Element components must be established, which must be funded by periodic payments rather than by extraordinary special assessments. Common Surplus shall be distributed by the board of directors of the Association in the manner provided in the by-laws of the Association.

Where the mortgagee of an institutional mortgage of record or other purchaser of a condominium Unit obtains title to the condominium parcel as a result of foreclosure of the first mortgage, or by Deed in lieu of foreclosure, such acquirer of title, his successors and assigns,

11  
080  
00

4328 RV-2