

Section 2. "Board of Directors" or "Board" means those persons elected or appointed and acting collectively as the Directors of the Association.

Section 3. "Building" shall mean and refer to a structure containing one or more residences constructed or erected on the Property.

Section 4. "By-laws" means the by-laws of the Association as they now or hereafter exist.

Section 5. "Common area" shall mean and refer to all land within the Property owned by the Association, along with facilities and improvements erected or constructed thereon, for the exclusive use and enjoyment of the members of the Association as shown on the aforementioned recorded plat. Said common area shall be maintained by the Association. "The common area to be owned by the Association at the time of the conveyance of the first lot is described as follows:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, containing 2.00 Acres, and being shown on a plat entitled "Easton Townhouses", according to a plat thereof dated January 11, 1982, prepared by Freeland & Associates, Engineers, and recorded in the R.M.C. Office for Greenville County in Plat Book 8-P at Page 86, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Old Spartanburg Road, located 1,564 feet, more or less, from its intersection with Brushy Creek Road, and running thence along the Northwestern side of Old Spartanburg Road S. 34-21 W. 224.4 feet to an iron pin; thence continuing with the Northwestern side of Old Spartanburg Road S. 36-42 W. 194.2 feet to an iron pin; running thence N. 42-26 W. 148.9 feet to an iron pin at the corner of property of William Gaines; running thence with the line of said property N. 15-03 W. 193.3 feet to an iron pin in the line of property of Bessie and Dillard James; running thence with the line of said property N. 72-20 E. 149.3 feet to an iron pin; running thence N. 33-34 E. 122.7 feet to an iron pin at the corner of property of Thomas E. and Linda C. Bradley; running thence with the line of said property S. 57-00 E. 143.1 feet to an iron pin; running thence N. 34-19 E. 15.3 feet to an iron pin; running thence S. 55-22 E. 66.5 feet to the point of beginning.

LESS, HOWEVER, all lots shown on the aforesaid plat being known and designated as Lots 1 through 2D, inclusive.

Section 6. "Common expenses" shall mean and include:

- (a) All sums lawfully assessed by the Association against its members;
- (b) Expenses for maintenance of the residences as provided in this Declaration;
- (c) Expenses of administration, maintenance, repair or replacement of the common areas;
- (d) Expenses declared to be common expenses by the provisions of this Declaration or the By-laws;
- (e) Hazard, liability or such other insurance premiums as the Declaration or By-laws may require the Association to purchase;

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