

DECLARATION AND MASTER DEEDTOSUNSET FOREST HORIZONTAL PROPERTY REGIME

BY THIS DECLARATION and the attached Exhibits, Sunset Forest Partnership, (hereinafter referred to as the Declarant), submits the property hereinafter described to the SUNSET FOREST HORIZONTAL PROPERTY REGIME pursuant to the provisions of Title 27, Chapter 31 of the South Carolina Code of Laws of 1976, as heretofore amended, and as the same may be amended hereafter from time to time, and known as "Horizontal Property Act" (Act).

WHEREAS, Sunset Forest Partnership is the owner of the real property described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, said property includes certain buildings and improvements thereon or to be constructed, which the owner desires and intends to divide into units for independent use, and to sell and convey the same to various purchasers subject to the covenants, conditions and restrictions herein reserved and to be kept and observed; and

WHEREAS, the Declarant desires and intends by the filing of this Declaration to submit the subject property and improvements located thereon, together with all appurtenances thereto, to the provisions of the South Carolina Horizontal Property Act;

NOW, THEREFORE, Sunset Forest Partnership does hereby publish and declare that the property described in Exhibit "A" is held and shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the following covenants, conditions, restrictions, uses, limitations and obligations, all of which are declared and agreed to be in furtherance of a plan for the division of said property into condominium ownership and independent use, and will be deemed to run with the land, and will be a burden and benefit to the Declarant, its successors and assigns, and every person acquiring and owning an