

(c) Condemnation. In the event that one or more units, or any part or parts thereof, shall be taken by any authority having the power of eminent domain and the consent of all owners as provided in Section 7.03 shall not be expressed in an amendment to this Declaration duly recorded within ninety (90) days after such taking, the condominium will be terminated and the Condominium Documents revoked. Such taking shall be evidenced by a certificate of the Association certifying as to fact effecting the termination, which certificate shall become effective upon being recorded.

(d) Ownership After Termination. After termination of the condominium, the rights of the unit owners and their respective mortgagees and lienholders shall be determined in the manner provided in Section 6.04.

Section 12.03. Covenants Running with the Land. All provisions of this Declaration shall be construed to be covenants running with the land, and with every part thereof and interest therein including, but not limited to, every unit and the appurtenances thereto; and every unit owner and claimant of the land or any part thereof or interest therein, and his heirs, executors, administrators, successors and assigns shall be bound by all of the provisions of this Declaration.

Section 12.04. Duration. So long as South Carolina law limits the period during which covenants restricting lands to certain uses may run, it shall be the duty of the Board of Directors to cause the covenants contained herein, as amended from time to time, to be extended when necessary by filing a document bearing the signatures of a majority of the then owners reaffirming and newly adopting the Declaration and covenants then existing in order that the same may continue to be covenants running with the land. Such adoption by a majority shall be binding on all, and each owner of any unit, by acceptance of a deed therefor, is deemed to agree that the Declaration and covenants may be extended as provided in this Section 12.04.

Section 12.05. By-Laws. A true copy of the By-Laws of the Association, which together with this Declaration shall govern

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