

by a certificate of any two of the officers of the Association certifying as to facts effecting the termination, which certificate shall become effective upon being recorded in the R.M.C. Office for Greenville County, South Carolina

- C. After termination of the condominium the rights of the residence owners and their respective mortgages and liens shall be determined in the manner provided in paragraph E of Appendix three of this Declaration.

XVII. COVENANTS RUNNING WITH THE LAND AND ENCROACHMENTS. All provisions of the condominium documents shall be construed to be covenants running with the land, and with every part thereof and interest therein, including but not limited to every residence and the appurtenances thereto; and every residence owner and claimant of the land or any part hereof or interest therein, and his heirs, executors, administrators, successors and assigns shall be bound by all of the provisions of the condominium documents. An easement shall also exist for the maintenance repair and replacement of any common facilities which may be attached to or encroach upon a Dwelling Unit. Further, minor encroachments resulting from the rebuilding of a Dwelling Unit or common facility which has been partially or totally destroyed, or due to settlement, or slight physical change, shall be permitted and an easement for said encroachments and maintenance, repair and replacement thereof shall exist.

XVIII. CONDOMINIUM DEEDS. The form of deed by which the Developer will convey a residence shall be substantially in the form attached hereto as Exhibit "I".

XIX. RESIDENCE TRANSFERS. Any transfer of a residence shall include all appurtenances thereto whether or not specifically described, including but not limited to the residence owner's share in the common areas and facilities. Association membership and interest in funds and assets held by the Association or by the Insurance Trustee.

XX. SERVICE OF PROCESS. Joe W. Hiller whose residence address is Altamont Road, Greenville, South Carolina, and whose place of business is Altamont Road, Greenville, South Carolina, is hereby designated as the person to receive Service of Process for the Association.

XXI. SEVERABILITY. The invalidity of any covenant, restriction or other provision of the condominium documents shall not affect the validity of the remaining portions thereof.