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provided; provided, however, that such Amendments shall not affect materially any rights of any then existing mortgage holder or Unit Owner. In the event that such an Amendment does affect materially any such right, the Amendment shall be valid only upon the written consent thereto of all of the then existing mortgage holders and a majority of the then existing Unit Owners. Such Amendments shall be certified by the Developer as having been duly approved in accordance with this Article and shall be effective when recorded in the Office of the Register of Mesne Conveyance of Greenville County, South Carolina.

XIX.

MISCELLANEOUS PROVISIONS

Section 1. Default in Payment of Taxes. In the event a Unit Owner defaults in the payment of any ad valorem taxes assessed against his Unit, the Association will have the right to cure such default and to treat the amount spent in so doing as a lien against the Owner's Unit, enforceable as hereinabove provided with respect to regular and special Assessments against such Unit.

Section 2. Association Board of Directors. The Developer shall have the continued right to designate one member of the Board of Directors of the Association until such time as the Developer chooses to relinquish that right. The person so designated shall not be required to be the Owner of a Unit, and such person shall be entitled to vote on any matter affecting the Developer without disqualification even though selected by and even if affiliated with the Developer.

Section 3. Right of Access of Developer to Complete the Project. Each person who hereafter becomes an Owner consents to the Developer, its successors, assigns or designees, going and working upon the General and Limited Common Elements in order for the Developer to complete the renovation of the Project. projects, planned unit developments, single family residences, commercial developments, or otherwise.

Section 4. Certain Rights of Holders of Institutional First Mortgages. Any institutional holder of a first mortgage on a Unit will, upon request, be entitled to: (a) inspect the books and records of the Property and the Association during normal business hours; and

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