

AM '81

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF GREENVILLE )

WERSLEY  
 MASTER DEED ESTABLISHING  
 NORTHGATE TRACE HORIZONTAL  
 PROPERTY REGIME

THIS MASTER DEED, made this 2nd day of July 1981, by Garraux Associates, a South Carolina Limited Partnership, and Northgate Associates, a S. C. General Partnership, organized under the laws of the State of South Carolina, hereinafter called "Developer":

W I T N E S S E T H :

WHEREAS, Developer is the owner in fee simple of certain real estate in the City of Greenville, County of Greenville, State of South Carolina, being the property hereinafter described; and

WHEREAS, the Developer intends by this Master Deed to submit said property to the provisions of the Horizontal Property Act of South Carolina (Title 27, Section 27-31-10, et seq., Code of Laws of South Carolina, 1976, as amended):

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Developer does hereby make and declare this Master Deed creating and establishing a plan for dwelling ownership for "NORTHGATE TRACE HORIZONTAL PROPERTY REGIME", being the Property and Improvements hereinafter described.

I.

For purposes of this Master Deed, the following terms shall have the meanings set forth below:

(a) "Apartment" means a part of the Property intended for independent use for residential purposes including one or more rooms or enclosed spaces located on one or more floors (or parts thereof) in a building, and with a direct exit to a public street or highway or to a common area leading to such street or highway;

(b) "Building" means a structure or structures containing in the aggregate two or more apartments, comprising a part of the Property;

(c) "Condominium Ownership" means the individual ownership of a particular Apartment in a Building and the common right to a share, with other Co-owners, in the general and limited common elements of the Property;

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