

ARTICLE I.
DEFINITIONS

Section 1. "Association" shall mean and refer to SUNVIEW TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a South Carolina non-profit corporation, its successors and assigns.

Section 2. "Board of Directors" or "Board" means those persons elected or appointed and acting collectively as the Directors of the Association.

Section 3. "Building" shall mean and refer to a structure containing one or more residences constructed or erected on the Property.

Section 4. "By-Laws" means the by-laws of the Association as they now or hereafter exist.

Section 5. "Common Area" shall mean and refer to all land within the Property owned by the Association, along with facilities and improvements erected or constructed thereon, for the exclusive use and enjoyment of the members of the Association as shown on the aforementioned recorded plat and the plats of additional properties hereafter annexed as hereinafter provided. Said common area shall be maintained by the Association. The common area to be owned by the Association at the time of the conveyance of the first lot is described as follows:

ALL that certain piece, parcel or tract of land situate lying and being in the State of South Carolina, County of Greenville as is more fully shown on a plat entitled "Sunview Townhomes Properties, Phase I", according to a plat thereof prepared by Kermit T. Gould, Surveyor, dated August 15, 1983 and recorded in the R.M.C. Office for Greenville County in Plat Book 9-W at Page 24 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail in the center of Fowler Circle at the corner of property of Billie G. Schwiers and running thence along the line of said property S. 78-33 E. 166.42 feet to an iron pin; thence continuing S. 84-48 E. 47.0 feet to an iron pin at the corner of property identified as Phases II and III and running thence, S. 0-47 W. 100.92 feet to an iron pin; thence continuing S. 0-41 W. 114.40 feet to an iron pin; running thence N. 89-14 W. 200.41 feet to a railroad spike in the center of Fowler Circle and running thence with center of Fowler Circle N. 1-30 W. 250 feet to the point of beginning. LESS, however, Lots 1, 2, 3, 4, 5, 6, 7, and 8 as shown on said plat.

Section 6. "Common expenses" shall mean and include:

(a) All sums lawfully assessed by the Association against its members;

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