

residence owners and their respective mortgagees and lienees shall be determined in the manner provided under existing South Carolina law.

XIX. 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 thereof 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 for ingress and egress from each unit owner, his heirs and assigns, such easement being a perpetual right appurtenant to unit ownership.

In the event any portion of the common elements encroaches upon any unit or any unit encroaches upon the common elements or another unit as a result of the construction, reconstruction, repair, shifting, settlement or movement of any portion of the improvements, a valid easement for the encroachment and for the maintenance, repair and replacement of the same shall exist so long as the encroachment exists.

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

XXI. 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 area and facilities, Association membership and interest in funds and assets held by the Association or by the Insurance Trustee.

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

XXIII. ADDITIONAL PROVISIONS RELATING TO MORTGAGEES. The following provisions, in addition to provisions set forth elsewhere in the condominium documents, shall be applicable to the

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