

C. After termination of the condominium the rights of the 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 unit and the appurtenances thereto; and every 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 to and egress from each unit over and across the common area is hereby granted to each owner, his heirs and assigns, such easement being a perpetual right appurtenant to unit ownership. Also, an easement for ingress and egress is granted to each owner, his heirs and assigns over the property adjacent to Unit No. 8 for access to Main Street subject, however, to the right of Declarant to construct in said area an addition to Unit No. 8, or another unit.

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 DEED

The form of deed by which the Declarant will convey a unit shall be substantially in the form attached hereto as Exhibit "F".

XXI.

UNIT TRANSFERS

Any transfer of a unit shall include all appurtenances thereto whether or not specifically described, including but not limited to the 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.

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