

DEFINITIONS

For all purposes of this Master Deed the following terms shall have the meanings set forth below. Paragraphs (a) through (k) inclusive are found in Section 57-495, Code of Laws for South Carolina, 1962, as amended.

(a) "Apartment" means a part of the property intended for any type of independent use (whether it be for residential or business) 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) "Co-owner" means a person, firm, corporation, partnership, association, trust or other legal entity, or any combination thereof, who owns an apartment within the building;

(d) "Council of co-owners" means all the co-owners as defined in subsection (c) of this section; but a majority, as defined in subsection (g) of this section, shall, except as otherwise provided in this Deed, constitute a quorum for the adoption of decisions;

(e) "General common elements" means and includes:

(1) The land on which the building stands;

(2) The foundations, main walls, roofs, halls, lobbies, stairways, and entrance and exit or communication ways;

(3) The basements, flat roofs, yards and gardens, except as otherwise provided or stipulated;

(4) The premises for the lodging of janitors or persons in charge of the property, except as otherwise provided or stipulated;

(5) The compartments or installations of central services such as power, light, gas, cold and hot water, refrigeration, reservoirs, water tanks and pumps, and the like;

(6) The elevators, garbage incinerators and, in general, all devices or installations existing for common use; and

(7) All other elements of the property rationally of common use or necessary to its existence, upkeep and safety;

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