

ARTICLE I

DEFINITIONS

Section 1. Unless defined herein or unless the context requires otherwise, the words defined in Section 57-495 of the Code of Laws of South Carolina (1962), when used in this Master Deed or any amendment hereto shall have the meaning therein provided; the following words when used in this Master Deed or any amendment hereto, unless the context requires otherwise, shall have the following meanings:

(a) "Act" means the Horizontal Property Act of South Carolina, Chapter 13, Title 57, Code of Laws of South Carolina, as amended, and as may be further amended from time to time.

(b) "Assessment" means an owner's share of the common expenses assessed against such owner and his Unit from time to time by the Association in the manner hereinafter provided.

(c) "Association" means Summit X Association, Inc., an association of and limited to Owners of the Condominium Units located in Summit X Horizontal Property Regime in the form of a nonprofit, nonstock membership corporation organized under the laws of the State of South Carolina.

(d) "Board of Directors" or "Board" means the Board of Directors of the Summit X Association, Inc., and "director" or "directors" means a member or members of the Board.

(e) "Common Expenses" means and includes (a) all expenses incident to the administration, maintenance, repair and replacement of the General Common Elements and the Limited Common Elements, after excluding therefrom such expenses which are the responsibility of a Unit Owner as set forth in Section 13 of Article III hereof; (b) expenses determined by the Association to be Common Expenses and which are lawfully assessed against Unit Owners, and (c) expenses incident to the General Common Elements and Limited Common Elements as defined in Horizontal Property Act or declared to be common expenses by the Condominium Documents.

(f) "Condominium Documents" means and includes the Master Deed and Exhibits, Conditions and Restrictions for Summit X and the By-Laws of Summit X Association, all as amended from time to time.

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