

Declaration made by the Unit Owners shall become effective when the Certificate executed by the President or any Vice President and attested to by any Secretary or Assistant Secretary of the Association together with the affidavit provided for in 11.2 is recorded according to law.

11.2 An amendment to this Declaration made by the Grantor shall be evidenced by a Certificate executed by the Grantor with the formalities of a deed and shall include the recording data identifying this Declaration. An amendment made to this Declaration by Unit Owners shall be evidenced by a Certificate executed with the formalities of a deed, which Certificate need not be executed by the Unit Owners, but need only be executed by the President or any Vice President of the Association attested by the Secretary or Assistant Secretary of the Association, and shall be executed by them with the formalities of a deed and shall include the recording data identifying the Declaration, and an Affidavit executed by the President or any Vice President of the Association shall be attached to the Certificate certifying that sixty-six and two-thirds (66 2/3%) per cent or more of the Unit Owners entitled to vote voted in favor of the amendment provided, however, that no such amendment shall adversely affect the lien or priority of any previously recorded institutional mortgage as it affects a condominium Unit.

11.3 As long as the Grantor shall hold fee simple title to any Unit the Grantor (notwithstanding a contrary 66 2/3% or more vote of the Unit Owners) may amend this Declaration, including, but not limited to, an amendment which will change a Unit, a condominium parcel, the Common Elements or Limited Common Elements, and such amendment shall be effective without the joinder of any record owner of any Unit or the joinder of any record owner of any lien thereon; provided, however, that no such amendment shall adversely affect the lien or priority of any previously recorded institutional mortgage as it affects a condominium Unit or change the size or dimensions of any Unit not owned by the Grantor, nor shall such amendment be contrary to any provision of Chapter 31-Horizontal Property Act- Code of Laws of South Carolina, 1976, or any regulation or requirement of The Federal Home Loan Mortgage Corporation.

1168  
PAGE 816

4328 RV-2