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a part of a private country club and thus not automatically available to the residents of the development, it is expected to provide an excellent open space neighbor. In addition, those residents of the development who are members of the Greenville Country Club will have access to the golf course and the grill located within walking distance of any unit in the development.

The residents of the planned unit development will be required to join a Home Owners Association. Each lot, or dwelling, owner will be a member of the Association and will be entitled to one vote. The Developer will be entitled to vote in the government of the Association and will be entitled to one vote, plus one vote for each lot which has been sold. Major decisions by the Homeowners Association will require 75% approval by the Association. The Association will be incorporated as a non-profit South Carolina corporation and will have a set of by-laws similar to a corporation, which by-laws will provide for the election of Directors and Officers as well as voting procedures and other matters.

Each member of the Association will be required to pay annual dues, the aggregate amount of which will be sufficient to cover the expenses of the Association. In addition, the Association will have the authority to assess its members for special large expenditures. Dues and assessments, if unpaid, will become a lien on the property as well as a personal obligation of the Owner. Officers of the Association will be empowered to take the necessary steps for the collection of dues. It is expected that the major expenses of the Association will be the maintenance of the recreational facilities, the common grounds, and the private streets. Provision will be made for the Association to hire a security guard if it so desires.

At the completion of each phase, the Association will own all of the property in that phase which is not owned by the individual lot owners. Each phase

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