

13.3 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 of 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.

14. Association By-Laws. The By-Laws of the Association are attached hereto as Exhibit and made a part hereof, but may be amended as set forth in those By-Laws, notwithstanding anything to the contrary contained herein.

15. Grantor's Sales Offices. As long as the Grantor owns any Units in any of the buildings referred to in this agreement, or any successor or the Grantor upon whom the Grantor confers the benefits provided for herein owns any Unit in the condominium regime, the Grantor, its agents and/or its successor to which it has conferred the benefits provided herein, shall have the right and privilege to maintain general and sales offices in or about the property described in the Declaration or the Declaration as amended and model Units located on the property, and shall have the right and privilege to have its employees present on the premises, to show condominium Units, to use the Common Elements, and without limitation to do any and all things deemed necessary or appropriate by them to sell or rent condominium parcels, all without charge.

16. Ownership of More Than One Condominium. A person or corporation, subject to the terms of the within Master Deed, may own more than one Condominium parcel, but this will not change the respective undivided share in the Common Elements, percentage of sharing Common Expenses, and owning Common Surplus as set forth on Exhibit B.

17. Residential Purposes. Each Unit is hereby restricted to use by the co-owner or co-owners thereof, their immediate families, guests and invitees. No co-owner or co-owners of any Units shall permit use of the same for transient, hotel or commercial purposes.

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