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The recorded plat of Summit Place Condominiums indicates an area designated "Reserved for Additional Parking", which the Directors may use and/or they may relocate and add parking in other common areas provided, however, in all events said parking facilities shall not interfere with the use of all buildings and any other improvements located on the property.

C. Recreational Facilities. Declarant reserves a continuing easement to construct one or more recreation areas and cookout facilities in substantially the location appearing on the plat of the subject property being shown as part of Exhibit "B". Declarant reserves the further right to grant such easements as may be required for utilities, health department rules or similar purposes and to move and store dirt, building materials, water sewage, telephone and electric lines as may be needed. All owners shall be entitled to use the recreation areas and cookout facilities subject to such reasonable rules and regulations as may be promulgated from time to time by Declarant and then the Board of Directors. The expense of the maintenance, repairs and replacement of said recreational facilities shall be a part of the common expense.

D. Other Improvements. Declarant reserves the right and easement to make certain alterations and renovations to the exterior of the Property which shall include painting exterior brick of each building and provide additional landscaping. In order to accomplish this Declarant reserves such easements and shall have the right to grant such easements as are more specifically referred to in subparagraph C, shown immediately above.

VIII. ASSOCIATION. The Association is a South Carolina non-profit corporation which shall be the governing body for all co-owners for the purpose of the administration of the property. However and notwithstanding anything to the contrary contained herein:

A. The Declarant shall have and exercise all rights, powers, remedies, duties and privileges of the Association, Board of Directors, and Manager all of which may either be delegated by the Declarant to a Manager designated by the Declarant which may be a person controlling, controlled by, or under some common control with the Declarant until control of the Association becomes vested in the purchasers of the units. Declarant shall have said rights, powers, remedies, duties and privileges of the Association, Board of Directors and Manager until sixty-two (62) units have been sold, except, however, Declarant may turn control of the Association and Board of Directors to the owners at any time.