

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat entitled "Wenwood Towns, Phase I, Section I," prepared by Heaner Engineering Co., Inc. dated April 1, 1981 and recorded in the RMC Office for Greenville County in Plat Book 7-X, at Page 92, and having such metes and bounds as shown in Exhibit "A", the same being incorporated herein by reference.

Less, however, lots nos. 1-A through 1-F, inclusive, and 2-A through 2-D, inclusive, as are more fully shown on said plat as areas to be owned by individuals.

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 6. "Declarant" shall mean and refer to WESTMINSTER COMPANY, a South Carolina corporation, its successors and assigns, if such successors or assigns should acquire more than one undeveloped lot from the Declarant for the purpose of development.

## ARTICLE II.

### ANNEXATION OF ADDITIONAL PROPERTIES

Section 1. Additional properties and improvements, including common area, may be annexed in the manner provided in this Article to the Property herein described. Additional properties so annexed shall be merged with the Property herein described and any other previously annexed property, and shall be subject to the provisions of this Declaration and to the Articles of Incorporation and By-Laws of the Association.

Section 2. At any time within ten (10) years following the date of incorporation of the Association, the Declarant may annex additional townhouse properties to the Property herein described. The total number of lots within the Property herein described and that subsequently annexed shall not exceed 75 lots. All properties annexed shall be contiguous to the Property herein described or to property previously annexed.

Section 3. In addition to annexations as provided in Section 2 of this Article, other contiguous townhouse property may be annexed at any time with the express consent of two-thirds (2/3) of each class of members.

## ARTICLE III.

### PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to

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