may increase the same by an assessment to the members in the proportion of their ownership interest in the General Common Elements. The said operating reserve on hand from time to time shall be deemed part of the General Common Elements.

Section 6. With respect to any Residences built which have not been sold by the Developer and which the Developer continues to own, the Developer shall pay to the Association, the aggregate amount of the actual operating expenses from time to time required to be paid with respect to the operation of the Property over and above such amounts as have been established by the Board of Directors as the assessments with respect to all other Residences; provided that in no event shall the Developer be required to pay an amount in excess of the aggregate of the assessments established with respect to those Residences owned by the Developer.

Anything herein or in the Master Deed to the contrary notwithstanding, the Developer shall have the right to utilize any Residences owned by the Developer as models or general or sales offices for sale and promotion purposes including the sale and promotion of property or projects other than the Property and shall have the right to utilize the General Common Elements for such purposes and in such manner as the Developer may reasonably require.

ARTICLE VIII.

Roberts Rules of Order (latest edition) shall govern the conduct of the meetings when not in conflict with the By-Laws and Statutes of South Carolina.

ARTICLE IX.

These By-Laws may be amended or modified at any time, or from time to time, by the action or approval of a two-third (2/3rds) of the Residence owners their votes being weighted according to their ownership of the original Common Elements at that time; except the By-Laws affecting the rights or interests of the Developer shall not be amended or modified without the written consent of the Developer. Also, this Article shall not abridge, amend or alter the rights of institutional mortgagees without their prior written consent.