

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

DECLARATION (MASTER DEED) ESTABLISHING
 RAINBOW VILLAS HORIZONTAL PROPERTY
 REGIME (EXPANDABLE FIVE STAGE DEVELOPMENT)

THIS DECLARATION, made this 4 day of JUNE,
 1982, by William F. Finnell, hereinafter sometimes called "Declarant".

W I T N E S S E T H:

WHEREAS, Declarant desires and intends to subject the property hereinafter described and being known as the "Property" including the improvements constructed thereon to a regime under Title 27, Chapter 31 of the Code of Laws of South Carolina, 1976, as heretofore amended, and as the same may be amended hereafter from time to time and known as "Horizontal Property Act" and referred to herein as the "Act";

NOW, THEREFORE, Declarant hereby declares that the property described in Exhibit "A" attached hereto and made a part hereof by reference owned by Declarant is hereby submitted and made subject to the form of ownership in the aforesaid Act and said property is held and shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the provisions of said Act and subject to the following covenants, conditions, restrictions, uses, limitations and obligations, all of which are declared and agreed to be in furtherance of a plan for the division of said property into condominium ownership and shall be deemed to run with the land and shall be a burden and a benefit to Declarant, its successors and assigns and every person acquiring or owning an interest in the real property and improvements, his grantees, successors, and assigns.

I. PURPOSE. Declarant hereby declares the property to be a regime known and identified as "Rainbow Villas Horizontal Property Regime" (hereinafter referred to as the "Regime" or "Rainbow Villas"). The Regime is also known as "Condominium". Declarant is or has constructed 28 units on said property which shall constitute "Stage One" ("Stage" is also referred to herein as "Phase", which terms are synonymous) of the Condominium. Declarant proposes to build a total of 40 additional units on adjoining properties in five additional stages known as "Stages Two through Five". Stage Two would contain eight units; Stage Three, eight units; Stage Four, eight units; and Stage Five, sixteen units, for a total of 68 units in all five stages. The Stage Two property is described in Exhibit A-1 and if Declarant elects to build Stage Two, the condominium would be expanded and the "Property" would be as described in Exhibit A-2. Stage Three is described in Exhibit A-3 and if Declarant elects to