

17. Responsibility for the maintenance and repair of the units shall be that of the Unit Owner thereof. The maintenance of the Common Elements and Limited Common Elements shall be the responsibility of the Association. Notwithstanding anything to the contrary contained herein, maintenance and repairs of the roof and exterior walls and the patio and/or deck of the unit shall be the responsibility of the Association, except the repair and washing of the interior and exterior of windows and the cleaning of the patio and/or deck shall be the responsibility of the respective Unit Owner.

18. The Common Expenses of the condominium shall be as determined by the board of directors of the Association from time to time. Said expense shall include the cost of providing adequate insurance coverage for the condominium property including its Common Elements and Limited Common Elements, and all parts of the building, both exterior and interior, (which may include a standard deductible provision, together with adequate public liability insurance protecting the condominium, its members and the Association against claims for damages or injuries resulting from or suffered by reason of the management, operation or occupancy of said condominium or Condominium Parcels thereof as more specifically set forth in 21. Said Common Expenses shall also include the cost of maintaining and operating the Common Elements and the Limited Common Elements and the operating expenses of the Association in connection with the operation of the condominium, including its employees, but no officer or director of the Association shall be salaried as such. Said Common Expenses shall also include real and personal property taxes, if any, assessed against the Common Elements and Limited Common Elements as well as any special assessments against such property by the municipalities, counties and other taxing authorities, and shall include such other expenses as may be determined from time to time by the board of directors and which shall be allowed as a matter of law. Taxes or assessments levied or assessed against a Condominium Parcel shall be paid by the Unit Owner thereof and shall be excluded from Common Expenses. The enumeration of Common Expenses set forth herein is not exclusive.

19. The Association is entitled to a lien upon a Condominium Parcel for any unpaid assessment and the method of enforcing such lien shall be as set forth in §57-514, 1962 Code of Laws of South Carolina, as amended, as the same shall exist from time to time. Such lien shall also secure a reasonable attorney's fee and court costs incurred by the Association incident to the collection of such assessment or enforcement of such lien which the Unit Owner hereby agrees to pay. If such lien be foreclosed, the delinquent Unit Owner shall be required to pay a reasonable rental for the Condominium Parcel during the pendency of the foreclosure, and the Association shall be entitled to the appointment of a Receiver to collect the same, and such rental shall also be secured by the lien.

20. The board of directors of the Association may impose special or individual assessments on Unit Owners for the cost and expense of repairs or replacements within an individual unit for which said Unit Owner is responsible, which repairs he has failed or refused to make and which, if not made, impair or endanger the use or value of the Common Elements or other condominium units, and said Association is granted a right of entry into each condominium unit to make repairs or replacements of this character necessary

(Continued on next page)