

(a) Act means the South Carolina Horizontal Property Act, 1962, Code of Laws of South Carolina, Section 57-494, et seq.

(b) Appraisal means a determination of the fair market value of the Property or any portion thereof.

(c) Assessment means an owner's share of the common expenses from time to time assessed against an owner by the Association in the manner herein provided.

(d) Association means University Ridge Association, Inc., its successors and assigns, acting on behalf of the owners in accordance with the Condominium Documents for the purpose of administering University Ridge Association, Inc.

(e) Board of Directors or Board means the Board of Directors of the Association and Director means a member of the Board.

(f) Building means the composite of all adjoining residences comprising a single residential structure as shown on the Floor Plans.

(g) Unit Number means the number, letter or combination thereof designating a unit in the Condominium Documents.

(h) Common Elements. "General common elements" means and includes:

(1) The land including that on which the buildings stand;

(2) The foundations, main walls, roofs, halls, lobbies, stairways, and entrance and exit or communication ways except as otherwise provided or stipulated;

(3) The basements, flat roofs, yards and gardens, except as otherwise provided or stipulated;

(4) The compartments or installations of central services such as power, light, gas, cold and hot water, refrigeration, reservoirs, water tanks and pumps, and the like;

(5) Refuse containers and, in general, all devices or installations existing for common use; and

(6) All other elements of the property rationally of common use or necessary to its existence, upkeep and safety;

"Limited common elements" means and includes those common elements which are agreed upon by all the co-owners to be reserved for the use of a certain number of units to the exclusion of the other units,

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