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XXXV.

RESERVATION OF RIGHT TO CONNECT TO UTILITIES

The property is subject to utility easements for telephone, electricity, water and sewer and the Developer, his heirs and assigns, reserves the right to connect to said utilities for future projects whether they be horizontal property regimes, apartment projects, planned unit developments, town house projects or single family residences.

XXXVI.

EASEMENTS TO RECREATIONAL FACILITIES

The Developer, his heirs and assigns, hereby reserves easements over and across the property for access to the recreational facilities (including, but not limited to the club house, swimming pool, tennis courts). These easements shall be for the use and benefit of the owner, his heirs and assigns of that certain property identified in Exhibit "B" annexed hereto and made a part hereof by reference.

XXXVII.

NOTICE TO HOLDERS OF MORTGAGES

The holder of any institutional mortgage shall receive written notification from Bridgeview II Association, Inc., and Bridgeview Recreation Association, Inc., of any default by the Unit co-owner in the performance of any obligation, including, but not limited to payment of assessments for common expenses and recreational common expenses, which are not cured within thirty (30) days.

XXXVIII.

RECREATIONAL FACILITIES

The recreational facilities (including, but not limited to the club house, swimming pool, tennis courts) are not part of this horizontal property regime, but are owned by a South Carolina non-profit corporation known as Bridgeview Recreation Association, Inc., and are shown on Exhibit "B" attached hereto and made a part hereof as property of Bridgeview Recreation Association, Inc.

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