

subject to the covenants, restrictions, conditions, easements, charges, assessments, affirmative obligations and liens (sometimes referred to as "the covenants") hereinafter set forth.

ARTICLE I

DEFINITIONS

Section 1. The following words and terms, when used in this Declaration, or any Supplemental Declaration (unless the context clearly shall indicate otherwise) shall have the following meanings:

(a) "Association" shall mean and refer to the Summit X Association, Inc., a South Carolina non-profit corporation.

(b) The "Properties" shall mean and refer to all such existing properties as are subject to this Declaration or any Supplemental Declaration under the provisions of Article II. hereof.

(c) "Common Properties" shall mean and refer to those areas of land shown on the recorded plat of the Properties with improvements thereon which are deeded to the Association and designated in said plat and deed as "Common Properties". The term "Common Properties" shall include any personal property acquired by the Association if said property is designated as "Common Property". All Common Properties are to be devoted to and intended for the common use and enjoyment of the owners of the Properties, (subject to any fee schedules and operating rules adopted by the Association.)

(d) "Lot" shall mean and refer to any plot of land shown on the recorded plat of the Properties identified by number and shown in metes and bounds and coinciding with the foundation of a Dwelling Unit constructed or under construction thereon. Also, "Lot" shall mean and refer to any plot of land located with any of the numbered "Areas Reserved for Construction" when such plot of land has been surveyed by metes and bounds and recorded in the RMC Office for Greenville County, said lot coinciding with the foundation of a Dwelling Unit constructed or under construction thereon. "Lot" as defined in this paragraph shall consist of fee simple title land and the improvements located thereon.

(e) "Dwelling Unit" shall mean and refer to any portion of a building situated upon a Lot designed and intended for use and occupancy as a residence by a single family.

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