

2.5 "Common Expenses" means the expenses for which the unit owners are liable to the Association.

2.6 "Common Surplus" means the excess of all receipts of the Association, including but not limited to assessments, rents, profits and revenues on account of the Common Elements, over the amount of Common Expenses.

2.7 "Condominium Parcel" means a unit together with the undivided share in the Common Elements which is appurtenant to the unit.

2.8 "Institutional Mortgagee" means Banks, Savings and Loan Associations, Insurance Companies, FHA Approved Mortgage Lenders and Bankers, and Real Estate Investment Trusts.

2.9 "Sponsors" means James B. Adams, William R. Martin, Thomas R. Martin, and Eyl R. Martin, their heirs, assigns, and successors.

2.10 "Limited Common Elements" means and includes those Common Elements which are reserved for the use of a certain unit or units to the exclusion of other units, as more particularly described verbally on Exhibit D attached hereto and made a part hereof and graphically set forth on the certain plot plan and plat entitled "Heritage Court Horizontal Property Regime" recorded in Plat Book 6V, at pages 98 and ^{75at} 21-32 in the R.M.C. Office for Greenville County, South Carolina, which is expressly incorporated herein by reference.

2.11 "Unit" means a part of the condominium property which is to be subject to private ownership.

2.12 "Unit Owner" or "Owner of a Unit" means the owner of a Condominium Parcel.

3. Name. The Name by which the condominium regime is to be identified is Heritage Court Horizontal Property Regime.