

26. Binding Effect, Covenants Running With the Land.

(a) The provisions of this Declaration, as amended from time to time, and of the annexed Bylaws and the Charter of the Association, as same may be lawfully amended from time to time, shall be binding upon all of the Unit Owners and their heirs, personal representatives, successors and assigns.

(b) Restrictions contained in the Bylaws of the Association and rules and regulations promulgated in accordance with the condominium documents shall be applicable to and covenants running with the land.

(c) The provisions hereof shall be enforceable covenants and equitable servitudes, and shall run with the land and shall be effective until this Declaration is revoked or terminated.

27. Remedies Upon Breach and Non-Wavier.

(a) Failure of a Unit Owner to comply with the terms of this Declaration, the Bylaws and Articles of Incorporation of the Association attached as Exhibits shall entitle the Association or other Units Owners to such relief as may be provided by law in addition to the rights conferred to them by this Declaration. And, if the Association shall be required to file any action to obtain compliance therewith or to enforce its rights against a Unit Owner, it shall be entitled to be reimbursed for its reasonable attorney's fees and court costs which the Unit Owner hereby agrees to pay.

(b) The failure of the Sponsor or the Association or any Unit Owner to enforce any covenant, restriction or other provision of this Declaration, the Bylaws or the rules and regulations of the Association adopted pursuant thereto, or any of the rights conferred by the Condominium Act of the State of South Carolina shall not constitute a right or waiver to do so thereafter.

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