

the land and graphic description and plot plans of the improvements constituting "Dover Townhouses No. 40 Horizontal Property Regime" identifying the units and General Common Elements as said terms are hereinafter defined, and their respective locations and approximate dimensions. Each Unit is identified by specific numerical designation on said Exhibit "A", and no Unit bears the same designation as any other Unit.

III.

DEFINITIONS

For all purposes of this Master Deed the following terms shall have the meanings set forth below. Paragraphs (a) through (k) inclusive are found in Section 27-31-20, Code of Laws for South Carolina, 1976, as amended.

(a) "Apartment" means a part of the property intended for any type of independent use (whether it be for residential or business) including one or more rooms or enclosed spaces located on one or more floors (or part thereof) in a building, and with a direct exit to a public street or highway, or to a common area leading to such street or highway;

(b) "Building" means a structure or structures, containing in the aggregate two or more apartments, comprising a part of the property;

(c) "Condominium Ownership" means the individual ownership of a particular apartment in a building and the common right to a share, with other co-owners, in the general and limited common elements of the property;

(d) "Co-owner" means a person, firm, corporation, partnership, association, trust or other legal entity, or any combination thereof, who owns an apartment within the building;

(e) "Council of co-owners" means all the co-owners as defined in subsection (d) of this section; but a majority, as defined in subsection (h) of this section, shall, except as otherwise provided in this Deed, constitute a quorum for the adoption of decisions;

(f) "General common elements" means and includes:

(1) The land on which the building stands;

(2) The foundations, main walls, roofs, halls, lobbies, stairways, and entrance and exit or communication ways;

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

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