

management of the project. The manager shall be bonded in such amount as the Board of Directors shall require or any agreement for professional management must provide that the management contract may be terminated by the Association at any time without penalty upon not more than ninety days notice and the term of said contract cannot exceed one year renewable by agreement for successive one year periods. Any manager or professional management organization shall be responsible for performance of all duties of the Association as provided in this declaration and the By-Laws and the Laws of the State of South Carolina.

XIII.

ASSESSMENTS: LIABILITY, LIEN AND ENFORCEMENT

Association is given the authority to administer the operation and management of Wildaire-Merry Oaks Horizontal Property Regime III, it being recognized that the delegation of such duties to one entity is in the best interests of the owners of all Units. To properly administer the operation and management of the Project, Association will incur, for the mutual benefit of all the co-owners of Units, costs and expenses which will be continuing or non-recurring costs, as the case may be, which costs and expenses are sometimes herein referred to as "common expense". To provide the funds necessary for such property operation and management, the Association is granted the right to make, levy and collect assessments against the co-owners of all Units. In furtherance of said grant of authority to Association to make, levy, and collect assessments to pay the costs and expenses for the operation and management of Wildaire-Merry Oaks Horizontal Property Regime III, the following provisions shall be operative and binding upon the co-owners of all Units, to-wit:

A. All assessments levied against the co-owners of Units shall be uniform and unless specifically otherwise provided for

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