

2. The common area, limited common areas and facilities shall remain undivided and no residence owner nor any other person shall bring any action for partition or division of the whole or part of the common area and facilities except as provided in the Act or otherwise specifically provided in this Declaration.

3. Subject to any specific limitations contained herein and any rules duly adopted by the Association, each residence owner and the Association may use the common areas, limited common areas (subject to terms herein) and facilities for the purposes for which they are intended, but no such use shall hinder or encroach upon the lawful rights of the other residence owners.

4. The maintenance, operation, and the groundskeeping service (including landscaping) of the common areas, limited common area and facilities shall be the responsibility and the expense of the Association.

B. Parking. Use of parking facilities shall be governed by the following provisions:

1. The current zoning ordinances of the City of Greenville have certain requirements as to the number of off street parking places that are required for a multi-unit project and certain requirements for setback lines for building.

The condominium project does not have the number of off-street parking spaces required under the zoning ordinance. However, the Declarant has determined that there is sufficient common area available to construct the off-street parking spaces. Declarant does not intend to construct the off-street parking spaces, but reserves the right to the Association to construct the off-street parking spaces in the event a building is damaged by fire, explosion, act of God, or public enemy to the extent of more than fifty percent of its assessed value, and in order to restore the building, the off-street parking is required. The cost of said off-street parking shall be a common expense.

Therefore, the Declarant does hereby grant unto the Association, its successors and assigns the right to construct off-street parking spaces in the common area in the location shown in Exhibit " B " is such off-street parking is necessary in order to restore a building damaged as stated above.

2. Should the Directors of the Association determine or the Zoning Administration of Greenville, S.C. or a similar governmental authority require that additional parking facilities are needed and/or present parking facilities must be relocated, then and in either event, the Directors of the Association hereby reserve a continuing easement over the common area in order that they may design, construct and provide additional and/or relocated parking facilities.

