(i)   "Property" means and includes all of that certain parcel of land located in the City of Greenville, State of South Carolina, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with all Buildings, structures and other Improvements constructed or to be constructed or placed thereon, and all easements, rights and appurtenances belonging thereto;

(j)   "Townhouse" has the same meaning as "Apartment";

(k)   "Unit" has the same meaning as "Apartment":

(l)   "Residence" has the same meaning as "Apartment".

IA.

Developer hereby declares the property to be a regime known and identified as "NORTHGATE TRACE HORIZONTAL PROPERTY REGIME" (hereinafter referred to as the "Regime" or "NORTHGATE"). The Regime is also known as "Condominium".

II.

DEVELOPMENT OF PROJECT AND PROPERTY RIGHTS

Section 1.

Development Plan. Developer is the owner of fee simple title to the property which is more particularly described and shown on Exhibit "A" attached hereto, which Property together with all Improvements constructed or to be constructed or placed thereon is hereby submitted to a horizontal property regime under the applicable provisions of the laws of the State of South Carolina, as hereinabove described. Phase One of NORTHGATE shall contain 8 units. By appropriate amendment the property subject to this Declaration may be expanded by constructing additional residences and common elements thereon. This shall give a total of 45 residences. The Developer proposes to develop the property in four (4) phases. When Phase One has been completed, it shall consist of four (4) detached structures containing eight (8) units, also known as apartments or residences (each of such units, apartments or residences being hereinafter referred to as "residence"), and common area, limited common area and facilities, also known as general common elements and limited common elements. Additional description of the residences under construction and those residences which have been fully constructed