

thereof consents, and the balance thereof, if any, in cash. Buyer and Seller would pay their respective normal and customary closing cost.

C. In the event a residence owner desires to make a structural change in his residence, he may do so only at his own expense and only after prior approval of at least 75% of members of the Board of Directors and the consent of all abutting residence owners, which consent of such residence owners shall not be unreasonably withheld.

XVI. TAXES AND SPECIAL ASSESSMENTS. It is anticipated that taxes and any special assessments upon the property in the condominium will be assessed by the taxing authorities upon each residence owner, and that such assessments will include the assessed value of the residence and of the undivided interest of the residence owner in the common areas, limited common areas and facilities.

A. Any such taxes and special assessments upon the condominium property that are not so assessed shall be included in the budget of the Association as recurring expenses and shall be paid by the Association as a common expense (and charged to the particular residence owners to which attributable).

B. Each residence owner is responsible for paying the taxes assessed or levied with respect to such residence owner's residence and undivided interest in the common areas, limited common areas and facilities.

XVII. AMENDMENTS. Condominium documents may be amended as follows:

A. Declaration. Amendments to this Declaration shall be adopted as follows:

1. The Association may amend this Declaration for any purpose other than in any respect which will affect the rights of any first mortgage holder under any existing mortgage, and related documents which is authorized by this Declaration and the Act, such amendment to be adopted in accordance with the following procedure (or by written amendment signed by all members of the Association, which written amendment shall be in recordable form and recorded in the R.M.C. Office for Greenville County, South Carolina).

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