

Association may cause property stored or parked in violation hereof to be removed at the expense of the Office owner who parked or stored the same or whose patient, client, employee, invitee, lessee or guest parked or stored the same.

VI.

EASEMENT FOR UNINTENTIONAL AND NON-NEGLIGENT ENCROACHMENTS

The Co-owners of the Offices agree that if any portion of an Office or General Common Element or Limited Common Element encroaches upon another, a valid easement for the encroachment and maintenance of same, so long as it stands, shall and does exist. In the event the Building is partially or totally destroyed, and then rebuilt, the Co-owners of the Offices agree that the encroachments on parts of the General Common Elements or on the Offices themselves, as aforescribed, due to construction, shall be permitted, and that a valid easement for such encroachments and the maintenance thereof shall exist.

VII.

ADMINISTRATION

Section 1.

Association. The Pelham Pointe Professional Park Association shall be a non-profit organization owned and operated by the Co-owners of Offices. Said organization shall be an association unless and until either the Developers or the Association itself decides to incorporate as a non-profit corporation under the laws of South Carolina. Except as otherwise expressly provided herein, the administration of the Pelham Pointe Professional Park Horizontal Property Regime, the maintenance, repair replacement and operation of the General Common Elements and those acts required of the Association by this Master Deed and by applicable portions of the Horizontal Property Act of South Carolina (in which such entity is identified as the "Counsel of Co-owners") shall be the responsibility of the Association. The Association shall be governed by and shall operate according to this Master Deed, the applicable statutes described above, and by the

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