

The By-Laws of Hunters Ridge Association of Residence Owners, Inc. and the restrictive covenants applicable to the property shown on Exhibit "B" provide for assessments for the maintenance, repair, replacement and operation of the property of Hunters Ridge Association of Residence Owners, Inc. to be paid by the unit owners of Hunters Ridge Horizontal Property Regime. Said assessments shall be secured by a lien upon said units and all appurtenances thereto. To the extent permitted by applicable law, any lien for such assessments shall be subordinate to any first mortgage on any unit recorded prior to the date on which said lien arises.

Such a lien for assessments shall not be affected by any sale or transfer of a unit, except that a sale or transfer pursuant to a foreclosure of a first mortgage, or deed in lieu of foreclosure shall extinguish a subordinate lien for assessments which became payable prior to such sale, transfer or foreclosure.

II. PROPERTY GENERALLY. The property described in Exhibit "A" constitutes the property being hereby subjected to the Act.

III. DEFINITIONS. In addition to any definitions appearing in this Declaration, the following terms shall have the meaning set forth below.

A. "Act" means the Act of the General Assembly of South Carolina as Title 27, Chapter 31 of the Code of Laws of South Carolina, 1976, as amended, and as the same may be hereafter amended from time to time, and known as the "Horizontal Property Act."

B. "Appraisal" means a determination of the fair market value of the property or any portion thereof, as determined by an appraisal conducted by an appraiser designated by the Greenville Board of Realtors, or in the event the Greenville Board of Realtors ceases to exist, or fails or refuses to designate an appraiser within a reasonable time after receipt of a request therefor, by an appraisal conducted by a real estate appraiser of recognized standing selected by the Board of Directors who is a member of or is licensed or sanctioned by the American Institute