

and the Association shall have a lien for all of the same, as well as for non-payment of his respective share of the common expenses, upon the Unit and ownership interest in the General Common Elements of such defaulting unit co-owner and upon all of his additions and improvements thereto. In the event of any such default by any unit co-owner, the Association and the Board of Directors, and the manager or managing agent if so authorized by the Board of Directors, shall have the authority to correct such default, and to do whatever may be necessary for such purpose, and all expenses in connection therewith shall be charged to and assessed against such defaulting unit co-owner. Any and all of such rights and remedies may be exercised at any time and from time to time, cumulatively or otherwise, by the Association or the Board of Directors.

XXIII.

JUDICIAL SALES

No judicial sale or a unit nor any interest therein, shall be valid, unless:

A. The sale is to a purchaser approved by the Association, which approval shall be in recordable form, executed by two officers of the Association and delivered to the purchaser; or,

B. The sale is a result of a public sale with open bidding.

C. Any sale, mortgage or lease which is not authorized pursuant to the terms of the Deed, shall be void, unless subsequently approved by the Board of Directors, and said approval shall have the same effect as though it had been given and filed of record simultaneously with the instrument it approved.

D. The foregoing provisions of this Article XXIII shall not apply to transfers by a unit co-owner to any member of his immediate family (viz: - spouse, children or parents). The phrase "sell, rent or lease", in addition to its general definition, shall be defined as including the transferring of a unit co-owner's interest by gift, devise, or involuntary or judicial sale. In the event a unit co-owner dies and his unit is devised to some person other than his spouse, children or parents, or if some other person is designated by decedent's legal representative to receive the ownership of the unit, or if under the laws of descent and distribution of the State of South Carolina the unit descends to some persons or person other than the decedent's spouse, children or parents, the Board of Directors of the Association shall, within thirty (30) days of proper evidence or rightful designation served upon the President or