

XIII.

USE OF GENERAL COMMON ELEMENTS AND LIMITED
COMMON ELEMENTS SUBJECT TO RULES OF ASSOCIATION

The use of General Common Elements and Limited Common Elements by the co-owner or co-owners of all Units, and all other parties authorized to use the same, shall be at all times subject to such reasonable rules and regulations as may be prescribed and established governing the use, or which may be hereafter prescribed and established by the Association.

XIV.

MAINTENANCE AND REPAIR CONTRACTS BY ASSOCIATION

The Association may only enter into a Management Agreement with the written consent of First Federal Savings and Loan Association of Greenville, S. C., hereinafter referred to as the "consenting party". Said consent may be upon such terms and conditions as the consenting party determines in its sole discretion. Any agreement for the maintenance or repair of the property for a term of more than one year shall require the written consent of the consenting party before it shall be of any force and effect and such consent shall be upon such terms and conditions as the consenting party determines in its sole discretion. Any Management Agreement and agreement for the maintenance and repair of the property shall be subject and subordinate to any and all rights, claims, titles and liens of the acquired by said consenting party and the consenting party shall have the right to terminate with or without cause, any of the aforescribed agreements at the end of any calendar month (unless it waives this later provision in writing) and no liability shall attach to said consenting party not the Association in the event of such termination. Notice of termination shall be given in writing to the applicable parties; said notice being mailed or delivered to said parties not more than forty-five (45) days nor less than ten (10) days prior to the termination date. The consent of First Federal Savings and Loan Association of Greenville, S. C. as the consenting party shall be required as long as it is the owner of a mortgage encumbering a unit or the owner of a unit in this property and thereafter the consenting party shall be the institutional mortgagee having the highest dollar indebtedness on units in this property.