

6. "Very Substantial" Damages: As used in this Master Deed or any other context dealing with this property, the term "very substantial" damage shall mean loss or damage whereby two-thirds (2/3rds) or more of the total unit space in the property is rendered untenable. Should such "very substantial" damage occur, then: -

(a) The Board of Directors of the Association shall promptly obtain reliable and detailed estimates of the cost of repair and restoration thereof.

(b) Thereupon, a meeting of the Unit co-owners of this property shall be called by the Board of Directors of the Association to be held not later than sixty (60) days after the casualty, to determine the wishes of the Unit co-owners of this property with reference to the abandonment of the property, subject to the following:

(1) If the net insurance proceeds available for restoration and repair are sufficient to cover the cost thereof, so that no special assessment is required, then the property shall be restored and repaired, unless three-fourths (3/4ths) of the Unit co-owners of this property shall vote to abandon the property, in which case the property shall be removed from the provisions of the law by the recording in the R.M.C. Office for Greenville County, South Carolina, an instrument terminating this property, which said instrument shall further set forth the facts effecting the termination, certified by the Association and executed by its President and Secretary. The termination of the property shall become effective upon the recording of said instrument, and the unit co-owners shall, thereupon, become owners as tenants in common in the property - i.e., the real, personal, tangible and intangible personal property, and any remaining structures of the property, and their undivided interests in the property shall be the same as their undivided interests in the common elements of this property prior to its termination, and the mortgages and liens upon Units shall become mortgages and liens upon the undivided interests of such tenants in common, with the same priority as existed prior to the termination of the property.

(2) If the net insurance proceeds available for restoration and repair are not sufficient to cover the costs thereof, so that a special assessment will be required, and if a majority of the Unit co-owners of this property vote against such special assessment and to abandon the project, then it shall be so abandoned and the property removed