

parties having or acquiring any right, title or interest in the Property or any part thereof and shall inure to the benefit of each owner thereof.

## II.

SURVEY AND DESCRIPTION OF IMPROVEMENTS

Annexed hereto and expressly made a part hereof as Exhibit "B", consisting of two pages, is a certificate and survey of the land and graphic description and plot plans of the improvements constituting "Charter Oaks Horizontal Property Regime" identifying the units and General Common Elements as said terms are hereinafter defined, and their respective locations and approximate dimensions. Each Unit is identified by specific numerical designation on said Exhibit "B", and no Unit bears the same designation as any other Unit. Said survey and plot plans are recorded in Plat Book 5B at Pages 95 and 96.

## III.

DEFINITIONS

Unless the context otherwise specifies or requires, terms used in this Master Deed shall have the meanings specified in this Section.

(a) Act means the South Carolina Horizontal Property Act, 1962 Code of Laws of South Carolina, Section 57-494, et seq.

(b) Appraisal means a determination of the fair market value of the Property or any portion thereof.

(c) Assessment means an owner's share of the common expenses from time to time assessed against an owner by the Association in the manner herein provided.

(d) Association means Charter Oaks Owner's Association, Inc., its successors and assigns, acting on behalf of the owners in accordance with the Condominium Documents for the purpose of administering Charter Oaks Owner's Association, Inc.

(f) Building means a structure or structures, containing in the aggregate six units or apartments.