

(h) Common Expenses means (a) expenses of administration, maintenance, repairs and replacements of the common elements, (b) expenses determined by the Association to be common expenses and (c) expenses declared to be common expenses by provisions of the Act, this Master Deed or the By-Laws of the Association.

(i) Condominium Documents shall include this Declaration, the By-Laws of Charter Oaks Owner's Association, Inc., all other Exhibits attached hereto, the Floor Plans, and all other documents, rules and regulations promulgated pursuant to the authority created herein and in the Act, as said documents shall be amended from time to time.

(j) Developer means Charter Oaks, Ltd., a South Carolina corporation, having its principal office at Greenville, South Carolina.

(k) Family or Immediate Family shall mean father, mother, son, daughter, brother, sister, wife, husband.

(l) Majority of co-owners means fifty-one percent of more of the basic value of the property as a whole, in accordance with the percentages computed in accordance with the provisions of Section 57-499 and shown on Exhibit "D".

(m) Owner means the record owner, whether one or more persons, of a fee simple title to any residence which is a part of the Property and an undivided interest in the fee simple estate of the common elements, excluding, however, those persons having such interest merely as security for the performance of an obligation. The Developer is included within the meaning of said term so long as it is a record owner as herein provided.

(n) Person means an individual, corporation, partnership, association, trust or other legal entity.

(o) Property means and includes the land, the building, and buildings, all improvements and structures thereon, and all easements, rights and appurtenances belonging thereto;

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