

the Association in connection with any such actions or proceedings, including court costs and attorneys fees and other fees and expenses, and all damages, liquidated or otherwise, together with interest thereon at the highest rate permissible under the laws of South Carolina at the time until paid, shall be charged to and assessed against such defaulting unit co-owner, and shall be added to and deemed part of his respective share of the common expenses, 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 expense, 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. The Association may assess a late charge against any Unit co-owner for the failure to pay his respective share of common expenses on time and the late charge is collectible in the same manner as other costs, etc. above.

XXIII.

JUDICIAL SALES

Any sale 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.

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 conveyed or bequeathed to some person other than his spouse, 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, the Board of Directors of the Association shall, within thirty (30) days of proper evidence or rightful designation served upon the President or any other Office of the Association, or within thirty (30) days from the date of the

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