

The By-Laws of Bridgeview Recreation Association, Inc., and the By-Laws of Bridgeview II Association, Inc., and this Master Deed provide that:

A. Each co-owner of a Unit herein automatically becomes a member of Bridgeview Recreation Association, Inc., and his membership is automatically transferred to the new co-owner when it is sold or otherwise transferred.

B. The co-owners of Bridgeview II Horizontal Property Regime shall have and be entitled to one-half (1/2) of the votes in Bridgeview Recreation Association, Inc. The remaining one-half (1/2) voting rights shall belong to the co-owners of Bridgeview I Horizontal Property Regime.

C. Bridgeview Recreation Association, Inc., shall be legally responsible for operating and maintaining the property of said Association, specifically including, but not limited to the club house, swimming pool and tennis courts.

D. In order to function properly and administer the operation and management of Bridgeview Recreation Association, Inc., said Recreation Association shall incur costs and expenses known as recreational common expenses and levy and collect assessments against the co-owners of all Units in Bridgeview II Horizontal Property Regime and the co-owners of Bridgeview I Horizontal Property Regime.

E. The Unit co-owners of Bridgeview II Horizontal Property Regime shall be responsible for one-half (1/2) of the recreational common expenses and the co-owners of Bridgeview I Horizontal Property Regime shall be responsible for the remaining one-half (1/2) of the recreational common expenses.

F. The payment of any assessment or installment thereof due to the Recreation Association shall be in default if such assessment, or any installment thereof, is not paid unto Recreation Association on or before the due date for such payment. When in default, the delinquent assessment or delinquent installment thereof due to Recreation Association shall bear interest at the highest rate permissible under the laws of South Carolina at the time until such delinquent assessment or installment thereof, and all interest due thereon, has been paid in full to Association. The Recreation Association may assess a late penalty which shall also bear interest as stated above.