

5. The maintenance, operation, and groundskeeping service of the common areas and facilities shall be the responsibility and the expense of the Association. The obligations of the Developer under any contracts, rights-of-way and contract rights obtained or granted for services or access in connection with the condominium shall be the obligation of the Association, which the Association does hereby assume.
6. After the end of the Development Period, there shall be no alteration or further improvement to the common areas except as provided in this Declaration.

B. Parking. Only a passenger automobile in operating condition with a then current and effective license tag may be parked upon or in parking areas and spaces, and the Manager may cause property stored or parked in violation hereof removed at the expense of the residence owner who parked or stored the same or whose lessee, family member, invitee, or lessee's family member or invitee parked or stored the same or at the expense of the residence owner on whose behalf the same is parked or stored or who caused or permitted such parking or storage. The cost of removal and further storage shall be assessed against the residence owner liable for such cost hereunder.

Boats, trailers, trucks, motorcycles, minibikes, recreational vehicles or non-automobiles may be parked only in a parking area, set aside by the Association for such purposes.

IX. ASSOCIATION. The Association is a South Carolina non-profit corporation which shall be the governing body for all co-owners for the purpose of the administration of the property. However and notwithstanding anything to the contrary contained herein, until:

- (a) the voluntary turning over of management by the Developer to the Association following notice mailed by the Developer to the residence

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