

- A. The termination of the condominium may be effected by unanimous agreement of the residence owners, which agreement shall be evidenced by an instrument or instruments executed in the manner required for conveyances of land. The termination shall become effective when such agreement has been recorded in the R.M.C. Office for Greenville County, South Carolina.
- B. In the event it is determined in the manner provided in this Declaration that the condominium property shall not be reconstructed after casualty, the condominium will be terminated and the condominium documents revoked, unless the Act shall have been amended to allow continuation of the condominium in such circumstances, and corresponding amendments to this Declaration shall have been effected. The determination not to reconstruct after casualty resulting in termination of the condominium shall be evidenced by a certificate of any two of the officers of the Association certifying as to facts effecting the termination, which certificate shall become effective upon being recorded in the R.M.C. Office for Greenville County, South Carolina.
- C. After termination of the condominium the rights of the residence owners and their respective mortgagees and lienees shall be determined in the manner provided in paragraph E of Appendix Four of this Declaration.

XVIII. COVENANTS RUNNING WITH THE LAND AND ENCROACHMENTS. All provisions of the condominium documents shall be construed to be covenants running with the land, and with every part thereof and interest therein, including but not limited to every residence and the appurtenances thereto; and every residence owner and claimant of the land or any part thereof or interest therein, and his heirs, executors, administrators, successors and assigns shall be bound by all of the provisions of the condominium documents. Each Dwelling Unit and the property included in the common area shall be subject to an easement for encroachments, such as roof overhangs, cantilevered structures, porches, balconies and the like, created in the original construction of the Dwelling Units, and an easement shall exist for the maintenance, repair and replacement of such encroachments. An easement shall also exist for the maintenance, repair and replacement of any common facilities which may be attached to or encroach upon a Dwelling Unit. Further, minor encroachments resulting from the rebuilding of a Dwelling Unit or common facility which has been partially or totally destroyed, or due to settlement, or slight physical change, shall be permitted and an easement for said encroachments and maintenance, repair and replacement thereof shall exist.

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