

there exists or comes into existence an encroachment caused by rebuilding, repairing or maintaining said Dwelling Unit or an encroachment projecting beyond the foundation line whether existing at the time of the initial construction or constructed at a later date; it shall also mean and refer to the right of the owner, his heirs and assigns to use any of the Common Properties and Areas Reserved for Construction for necessary repairs and maintenance to the Dwelling Units and the appurtenant utility facilities. The owner of a Dwelling Unit shall be responsible for the necessary repairs to the septic tank, septic tank lines, water lines and other utilities appurtenant to said Dwelling Unit.

(i) "Driveway and Parking Easement" shall mean and refer to the rights of the Developer and/or owner, their heirs and assigns, to construct driveways and parking areas on the Common Properties and Areas Reserved For Construction adjacent to their Dwelling Units and connecting to the roadway across the Properties shown on the recorded plat so long as the design of driveways and parking areas has been approved by the Developer, his heirs and assigns. In the event an owner wishes to enlarge his driveway and/or parking area after initial construction thereof, such owner must first give the Association written notice of such intent and the Association shall have 30 days after written notice to consent or object to such enlargement. If the association, by a majority vote of its members, objects to such enlargement within said 30 days, such owner shall be prohibited from enlarging his driveway and/or parking area. If the Association fails to object within said 30 days, the owner may enlarge his driveway and/or parking in the manner represented in the written notice.

(j) "Plat of the Properties" shall mean and refer to the subdivision plat showing the Common Properties, Areas Reserved for Construction and the two (2) original Lots which is recorded in the R.M.C. Office for Greenville County in Plat Book 5P, Page 26.

(k) "Plot of Land" shall mean and refer to the land shown in the foundation survey of Dwelling Units constructed or under construction on the Plat of the Properties and the land shown in foundation surveys of Dwelling Units which are constructed or in which construction is begun in the Areas Reserved for Construction. Plot of Land shall also mean "Lot". The Developer, his heirs and assigns, has the right to construct one (1) Dwelling Unit each on the two (2) original lots shown on the Plat of the Properties and one (1) Dwelling Unit within each of the eight Areas Reserved for Construction. No more than ten (10) Dwelling Units may be built on the Properties.

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