

2. The common areas, limited common areas and facilities shall remain undivided and no residence owner nor any other person shall bring any action for partition or division of the whole or any part of the common areas and facilities except as provided in the Act or otherwise specifically provided in this Declaration.
3. Subject to any specific limitations contained herein and any rules duly adopted by the Association, each residence owner and the Association may use the common areas, limited common areas (subject to terms herein) and facilities for the purposes for which they are intended, but no such use shall hinder or encroach upon the lawful rights of the other residence owners.
4. The maintenance, operation, and groundskeeping service of the common areas, limited common areas and facilities shall be the responsibility and the expense of the Association.

B. Parking : Lewis Drive, Lewis Drive East and Lewis Drive West are public streets maintained by the City of Greenville. The parking spaces along said streets are owned by the City of Greenville since they were included in the conveyance of the streets to the City of Greenville. Therefore, the Association does not have the right to assign parking spaces to residence owners on public property. Also, it is not anticipated that specific parking spaces will be reserved to residence owners in the common area.

C. Zoning: The current zoning ordinances of the City of Greenville have certain requirements as to the number of off-street parking places that are required for a multi-unit project and certain requirements for setback lines for building.

Some of the buildings in the condominium project are located closer to either front, side or rear lines than are allowed under the zoning ordinance. In the event a building is damaged by fire, explosion, act of God or public enemy, to the extent of more than fifty percent of its assessed value, it may be restored by meeting the setback violations.

The condominium project does not have the number of off-street parking spaces required under the zoning ordinance. However, the Declarant has determined that there is sufficient common area available to construct the required off-street parking spaces. Declarant does not intend to construct the off-street parking spaces, but reserves the right to the Association to construct the off-street parking spaces in the event a building is damaged by fire, explosion, act of God, or public

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