

enemy to the extent of more than fifty percent of its assessed value, and in order to restore the building, the off-street parking is required. The cost of said off-street parking shall be a common expense.

Therefore, the Declarant does hereby grant unto the Association, its successors and assigns the right to construct off-street parking spaces in the common area in the location shown in Exhibit " B " if such off-street parking is necessary in order to restore a building damaged as stated above.

- D. Use of Stairwells and Hallways: The Association may allow a unit owner to install a washing machine or other appliance in the stairwell of a building provided however the co-owner who installs a washing machine or other appliance shall be responsible for the cost of installation and shall be responsible for any and all damages resulting from or in any way connected with said washing machine or appliance. The Association may allow the installation of an elevator lift in a stairwell and hallway for the benefit of a resident co-owner and the occupants of his unit in the event an elevator lift is needed for medical reasons, provided said co-owner pays for the cost of installing and maintaining said elevator lift and is responsible for any and all damages or in any way connected with said elevator lift. The aforesaid uses of the hallways and stairwells may be allowed at the sole discretion of the Association.

VIII. 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:

- A. The Declarant shall have and exercise all rights, powers, remedies, duties, and privileges of the Association, Board of Directors, and Manager all of which may either be delegated by the Declarant to a Manager designated by the Declarant which may be a person controlling, controlled by, or under some common control with the Declarant until control of the Association becomes vested in the purchaser of the units.
- B. Until control of the Association becomes vested in the purchasers of the units, the Declarant will manage the condominium, provided, however, the management by Declarant or any agreement for professional management may be terminated for cause on 30 days written notice and the terms of any such contract may not exceed

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