

442-831

shall be deemed to be conveyed or encumbered or to otherwise pass with the residence whether or not expressly mentioned or described in a conveyance or other instrument describing the residence, and may not be separated from the residence.

2. The common area, 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 part of the common area 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 the groundskeeping service (including landscaping) of the common areas, limited common area and facilities shall be the responsibility and the expense of the Association.

B. Parking. Use of parking facilities shall be governed by the following provisions:

1. All automobiles owned by unit owners used in connection with the ownership of condominium units shall be in operating condition with a current and effective license tag and inspection sticker. All parking shall be on street. The Directors of the Association may promulgate rules and regulations governing parking that may be just and reasonable.

2. Should the Directors of the Association determine or the Zoning Administrator of Greenville, S. C. or a similar governmental authority require that additional parking facilities are needed and/or present parking facilities must be relocated, then and in either event, the Directors of the Association hereby reserve a continuing easement over the common area in order that they may design, construct and provide additional and/or relocated parking facilities. The recorded plat of Faris Ridge Condominium indicates an area designated "Reserved for

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