

1192-007

XVII. 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. 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. An easement shall also exist for changes in and/or additions to parking facilities as may be needed or required.

XVIII. CONDOMINIUM DEEDS. The form of deed by which the Declarant will convey a residence shall be substantially in the form attached hereto as Exhibit "F".

XIX. RESIDENCE TRANSFERS. Any transfer of a residence shall include all appurtenances thereto whether or not specifically described, including but not limited to the residence owner's share in the common areas and facilities, Association membership and interest in funds and assets held by the Association or by the Insurance Trustee.

XX. SERVICE OF PROCESS. First Carolina Development Corporation c/o Hamlin R. Beattie whose business address is 722 E. McBee Avenue, P. O. Box 10373, Federal Station, Greenville, S. C. 29603, is hereby designated as the person to receive Service of Process for the Association. At such time as the development period has ended and new officers of the Association elected, First Carolina Development Corporation shall be responsible for turning over any Service of Process to the President or Secretary of the Association.

XXI. SEVERABILITY. The invalidity of any covenant, restriction or other provision of the condominium documents shall not affect the validity of the remaining portions thereof.

0647

4328 RV-2