

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAY 24 4 16 PM '79  
DONNIE S. TANKERSLEY  
R.M.C.

1193-217  
HERITAGE COURT HORIZONTAL  
PROPERTY REGIME  
DECLARATION OF CONDOMINIUM  
(MASTER DEED)

KNOW ALL MEN BY THESE PRESENTS: That James B. Adams, William R. Martin, Thomas R. Martin, and Eyl R. Martin being the owners in fee simple of the real property described in Exhibit A attached to and made a part hereof, do declare:

1. Declaration of Condominium. The real property described in Exhibit A together with the buildings and improvements thereon shall be and hereby is condominium property and is further submitted to a horizontal property regime, pursuant to the "Horizontal Property Act" of South Carolina, as amended, S. C. Code §§27-31-10 et seq. (1976), subject to the provisions, easements and agreements set forth therein and in this written Declaration of Condominium.

2. Definitions. As used in this Declaration of Condominium:

2.1 "Assessment" means a share of the funds required for the payment of common expenses which from time to time is assessed against the unit owner.

2.2 "Association" means the entity responsible for the operation of the condominium regime, Heritage Court Homeowners Association, an unincorporated association.

2.3 "By-Laws" means the by-laws for the government of the condominium regime as they exist from time to time.

2.4 "Common Elements" means the portions of the condominium property not included in the units, as more particularly described verbally on Exhibit D attached hereto and made a part hereof and graphically set forth on that certain plot plan and plat entitled "Heritage Court Horizontal Property Regime," prepared by Dalton & Neves Company, Engineers dated March, 1979, and recorded in the R.M.C. Office for Greenville, County, South Carolina, in Plat Book <sup>7F</sup> 6V at pages <sup>29-32</sup> 98 and

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