

27. Alteration of Units. No Unit Owner, except the Sponsors, shall make any change, alteration, enclosure, addition to or remove any portion of a unit without the consent of the Association. The Association shall not be required to give such consent without first having submitted to it drawings and specifications of such changes prepared and sealed by an architect or engineer licensed to do business in South Carolina. No changes shall ever be made to the exterior of the building without the prior written consent of the Association.

28. Rights of First Mortgagees. Mortgagees who make a request in writing to the Association for the items provided in this paragraph shall have the following rights:

28.1 To be furnished with at least one copy of the Annual Financial Statement and Report of Association, including a detailed statement of annual carrying charges or income collected and operating expenses, such Financial Statement and Report to be furnished within sixty (60) days following the end of each calendar year.

28.2 To be given written notice by the Association of the call of a meeting of the membership to be held for the purpose of considering any proposed Amendment to this Declaration of Condominium or By-Laws of Association, which notice shall state the nature of the Amendment being proposed.

28.3 To be given notice of default by any member owning any Unit encumbered by a mortgage held by such First Mortgagee, which default has not been cured within thirty (30) days from date of default. Such notice to be given in writing and to be sent to the principal office of such First Mortgagee or to the place which it or they may designate in writing to the Association.

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