

and administration of Limited Common Elements shall be included as part of the Common Expense applicable to all Units for purposes of assessment. If no such assignment is made, parking space which is a part of the Common Elements may be used by all Unit Owners as required in the same manner as other Common Elements of this Regime.

21. Ownership and Encumbrancing of Common Elements. The ownership of an undivided share in the Common Elements which is appurtenant to the unit cannot be separated from the unit and shall pass with the title to the unit whether or not separately described, nor can any interests in the Common Elements appurtenant to a unit be conveyed or encumbered except with the unit. The shares in the Common Elements appurtenant to units shall remain undivided, and no action for partition of the Common Elements shall lie.

22. Latent Defects. Notwithstanding the duty of the Association to maintain and repair parts of the condominium property, the Association shall not be liable to Unit Owners for injury or damage, other than the cost of maintenance and repair, caused by any latent condition of the property to be maintained and repaired by the Association, or caused by the elements or other owners or persons.

23. Encumbrancing Unit Owner's Share of Association Assets. The share of a Unit Owner in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as appurtenant to his unit.

24. Alteration of Units. No Unit Owner 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.