

23. 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.

24. 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.

25. 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.

26. Alteration of Units. No Unit Owner, except the Grantor, 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.

27. 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:

27.1 To be furnished with a 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

1
NOV 00 0.

L
L
L
4328 RV-2