

C. Recreational Facilities. No recreational facilities are planned for Stage One. Should Declarant elect to proceed with Stage Two and expand the condominium to include the property described in Exhibit "A-1", Declarant reserves the right and easement to build a small park area southwest of the two bedroom flats identified as units 13-D and 14-D as shown on Exhibit "A-2". Said park area will have a natural setting with picnic table or tables, children's play area or similar amenities. No swimming pool, tennis court or other such facilities are planned. Should Declarant elect to build Stage Two and further elect to build the park area, the same will be completed within two years from the date construction begins in Stage Two.

VIII. ASSOCIATION. The Association is a South Carolina non-profit corporation which shall be the governing body for all co-owners for the purpose of the administration of the property. However and notwithstanding anything to the contrary contained herein:

A. The Declarant shall have and exercise all rights, powers, remedies, duties, and privileges of the Association, Board of Directors, and Manager all of which may either be delegated by the Declarant to a Manager designated by the Declarant which may be a person controlling, controlled by, or under some common control with the Declarant until control of the Association becomes vested in the purchasers of the units.

B. Until control of the Association becomes vested in the purchasers of the units, the Declarant will manage the condominium, provided, however, the management by Declarant or any agreement for professional management may be terminated for cause on 30 days written notice and the terms of any such contract may not exceed one year, renewable for successive one-year periods.

C. Each residence owner will pay monthly to the Association, as such residence owner's share of common expenses, an amount from time to time established and charged by Declarant to be such residence owner's monthly pro rata part of common expenses based upon the Declarant's estimate of cost of management, administration, services, and common expense plus a reasonable management fee to the Declarant.

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