

greater than 1 1/2% of the total value of the property in condominium, any residence owner who votes against the change or addition but was required to bear a proportionate amount of the cost may require the Association to buy his residence at a fair price. The term "total value" means the value determined by an appraisal of the whole condominium including residences and common area, limited common area and facilities and without deduction on account of debts secured thereby, conducted by an appraiser designated by the Greenville Real Estate Board, which appraisal will be at the expense of dissenting residence owners. The term "fair price" shall be the fair market value of the residence owner's residence determined by an appraisal conducted by an appraiser designated by the Greenville Real Estate Board at the evenly shared expense of the Association and the dissenting residence owner. In the event that the Greenville Real Estate Board ceases to exist, or fails or refuses to designate an appraiser within a reasonable time in the manner herein contemplated, such appraisals shall be conducted by a real estate appraiser of recognized standing selected by the Association who is a member of or is licensed or sanctioned by the American Institute of Real Estate Appraisers or other similar professional society of real estate appraisers. The closing shall occur within thirty (30) days following the report of such appraiser. The purchase price shall be paid by assumption of any existing mortgage indebtedness if the holder thereof consents, and the balance thereof, if any, in cash.

- C. In the event a residence owner desires to make a structural change in his residence, he may do so only at his own expense and only after prior approval of at least 75% of member of the Board of Directors and the consent of all abutting residence owners, which consent of such residence owners shall not be unreasonably withheld.

XIV. TAXES AND SPECIAL ASSESSMENTS. It is anticipated that taxes and any special assessments upon the property in the condominium will be assessed by the taxing authorities upon each residence owner, and that such assessments will include the assessed value of the residence and of the undivided interest of the residence owner in the common areas, limited common areas and facilities.

- A. Any such taxes and special assessments upon the condominium property not so assessed shall be included in the budget of the Association as recurring expenses and shall be paid by the Association as a common expense.

- B. Each residence owner is responsible for paying the taxes assessed or levied with respect to such residence owner's residence and undivided interest in the common areas, limited common areas and facilities.