

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

DECLARATION (MASTER DEED)
ESTABLISHING SUMMIT PLACE
HORIZONTAL PROPERTY REGIME
BOOK 1136 PAGE 871

THIS DECLARATION, made this 7th day of November,
1980, by Westminster Company, a South Carolina Corporation, hereinafter
sometimes called "Declarant".

WITNESSETH:

WHEREAS, Declarant desires and intends to subject the property
hereinafter described and being known as the "Property" including the
improvements constructed and to be constructed thereon to a regime under
Title 27, Chapter 31 of the Code of Laws of South Carolina, 1976, as
heretofore amended, and as the same may be amended hereafter from time
to time and known as "Horizontal Property Act" and referred to herein as
the "Act";

NOW, THEREFORE, Declarant hereby declares that the property described
and shown in Exhibit "A" attached hereto and made a part hereof by
reference owned by Declarant is hereby submitted and made subject to the
form of ownership in the aforesaid Act and said property is held and
shall be held, conveyed, hypothecated, encumbered, used, occupied and
improved subject to the provisions of said Act and subject to the following
covenants, conditions, restrictions, uses, limitations and obligations,
all of which are declared and agreed to be in furtherance of a plan for
the division of said property into condominium ownership and shall be
deemed to run with the land and shall be a burden and a benefit to
Declarant, its successors and assigns and every person acquiring or
owning an interest in the real property and improvements, its grantees,
successors, heirs, executors, administrators, devisees and assigns.

I. PURPOSE. Declarant has filed simultaneously herewith a plot plan
showing the location of the buildings and other improvements, and a set of
floor plans showing the dimensions, areas, and locations of the units,
general common elements and limited common elements.

There are twenty-four (24) units on said property which are being
converted into condominium units as are shown on Exhibit "B" and Declarant
reserves the right to convert additional property into condominium units
as set out in paragraph XXV.

II. PROPERTY GENERALLY. The property described in Exhibit "A"
constitutes the property being hereby subjected to the Act.

III. DEFINITIONS. In addition to any definitions appearing in
this Declaration the following terms shall have the meaning set forth
below:

