

1137 (18)

18.2 Each resident owner shall maintain, repair and replace at his or her expense, all portions of the residence except for items which are the responsibility of the association as a common expense. All resident owners shall have the responsibility for the maintenance, repair and replacement where applicable for the following: heating and air-conditioning units, condensers, refrigerators, stoves, dishwashers, disposals, toilets, sinks, bath tubs, showers, all pipes and valves within the residence, carpet, floor covering, interior paint, wall paper, paneling, light fixtures, windows, to include locks, handles, movable parts and frames, doors to include locks, knobs, handles and movable parts and frames, cabinets and any other appliances and fixtures within the unit. All pipes, valves, wires and ducts surrounding a unit are the responsibility of the unit owner of said pipes, valves, wires and ducts serving that unit. If they service more than one unit, the responsibility for their maintenance, repair and replacement shall be born by the association. Damage caused by wires or by leaks in pipes or valves servicing only the damaged unit shall be the responsibility of the unit owner. Any fenced in area appertinent to the unit shall be the responsibility of the unit owner. A unit owner shall be responsible for light receptacles and hose bibs servicing only his unit. A unit owner shall be responsible for glass, glass breakage, cleaning of the windows in his unit, for the repairs and replacement of his TV antenna. A unit owner shall be responsible for painting, staining and caulking around any window or door in the event they are repaired or replaced other than in periodic repair or replacement of more than one unit. A unit owner shall be responsible for maintaining and repairing the screens on all screen doors.

18.3 Subject always to the requirement that applicable building requirements must be met, any such repaired, construction or rebuilding must be substantially in accordance with the plans and specifications for each original building, or as such building was last constructed.

18.4 In the event unit owner who has suffered damage to his unit so as to make it unattractive such as breaking of windows, peeling of paint, and any general activity which would detract from the overall appearance of the entire project, then upon a registered return requested letter from the association being post marked to the unit address of the owner, that owner shall have a maximum of six months to repairs said unit in accordance with these instructions and if after the passing of six months, said unit owner has not complied with the requirement to repair his unit, then said association may at its own expense repair the unit so as to present a pleasing appearance and to match in general harmony the upkeep of the remainder of unit said cost being carefully itemized by the association and being charged to that unit owner as a part of his annual assessment fee.

IV.

In accordance with Section 21-31-100 of the South Carolina Code of Laws, the value of the property and of each unit/apartment, the percentages pertaining to the co-owners in the expenses of and rights in the common elements held in common are as follows:

Exhibit B

The following chart shows the percentage interest in the common elements for the twelve units and the basic values of all units and the method of calculating percentage interest of each unit.

UNIT NO.	TYPE	BASIC VALUE	PERCENTAGE OF INTEREST
1	One Bedroom	\$30,000	.083334
2	One Bedroom	\$30,000	.083334
3	One Bedroom	\$30,000	.083334
4	One Bedroom	\$30,000	.083334
5	One Bedroom	\$30,000	.083333
6	One Bedroom	\$30,000	.083333

0.46

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