

and the appurtenances thereto; and every residence owner and claimant of the land or any part thereof or interest therein, and his heirs, executors, administrators, successors and assigns shall be bound by all of the provisions of the condominium documents. Each Dwelling Unit and the property included in the common area shall be subject to an easement for encroachments, such as roof overhangs, cantilevered structures, porches, balconies and the like, created in the original construction of the Dwelling Units, and an easement shall exist for the maintenance, repair and replacement of such encroachments. An easement shall also exist for the maintenance, repair and replacement of any common facilities which may be attached to or encroach upon a Dwelling Unit. Further, minor encroachments resulting from the rebuilding of a Dwelling Unit or common facility which has been partially or totally destroyed, or due to settlement, or slight physical damage, shall be permitted and an easement for said encroachments and maintenance, repair and replacement thereof shall exist.

XVIII. CONDOMINIUM DEEDS. The form of deed by which the Developer will convey a residence shall be substantially in the form attached hereto as Exhibit "E".

XIX. RESIDENCE TRANSFERS. Any transfer of a residence shall include all appurtenances thereto whether or not specifically described, including but not limited to the residence owner's share in the common areas and facilities, Association membership and interest in funds and assets held by the Association or by the Insurance Trustee.

XX. SERVICE OF PROCESS. A. James Nelson, whose residence address is 302 Sagamore Lane, Simpsonville, South Carolina 29681, and whose place of business is 61 Holly Towne, Simpsonville, South Carolina 29681 (Unit No. 61) is hereby designated as the person to receive Service of Process for the Association.