

FILED
GREENVILLE CO. S. C.

SEP 20 11 28 AM '81

DONNIE STANKERSLEY
R.M.C.

1155-564

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

X
X
X

TO

SUMMER WOODS HORIZONTAL
PROPERTY REGIME

MASTER DEED ESTABLISHING
HORIZONTAL PROPERTY
REGIME

X
X
X
X
X

At Greenville, County of Greenville, State of South Carolina, on this 16th day of September, in the year of our Lord One Thousand Nine Hundred and Eighty-One, American Service Corporation, a South Carolina Corporation, with its principal place of business in Greenville, Greenville County, South Carolina, hereinafter referred to as "Sponsor", does hereby declare:

I. LAND

That Sponsor is the sole owner of the land described in Exhibit "A" attached hereto and made a part hereof which is more particularly shown on the plat thereof, said plat being designated as Exhibit "B" and being attached hereto and made a part hereof and being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8P at Page 34.

II. PROPERTY: REGIME

That Sponsor does hereby, by duly executing this Master Deed, submit the land referred to in Paragraph I, together with the buildings and improvements erected thereon, and all easements, rights and appurtenances belonging thereto (hereinafter referred to as the "Property") to the provisions of the Horizontal Property Act of South Carolina, and does hereby state that it proposes to create and does hereby create, with respect to the Property, a Horizontal Property Regime that shall be known as Summer Woods Horizontal Property Regime (hereinafter sometimes referred to as the "Regime") to be governed by and be subject to the provisions of this Master Deed and the provisions of the Horizontal Property Act of South Carolina as it is now constituted and as it may from time to time be amended.

III. IMPROVEMENTS

That the improvements constructed on and forming a part of the Property are constructed in accordance with the plat (Exhibit "B") and floor plans identified as Exhibit "C" hereto and made a part hereof which plot or site plan was prepared by Kermit T. Gould SC RLS 4035 and which floor plans were prepared by Bashor-Palmer Associates, Architects and Engineers, Inc., duly licensed to practice in the State of South Carolina under Registration Certificate Number B-78002 and to which plans is attached a certificate by said architect that the apartments constructed on the Property were constructed in accordance with said plans.

IV. DEFINITIONS

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

A. "Act" means the Act of the General Assembly of South Carolina as Title 27, Chapter 31, of the Code of Laws of South Carolina 1976, as heretofore amended, and as the same may be hereafter amended from time to time, and known as the "Horizontal Property Act."

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