

Section 2. "Board of Directors" or "Board" means those persons elected or appointed and acting collectively as the Directors of the Association.

Section 3. "Building" shall mean and refer to a structure containing one or more residences constructed or erected on the Property.

Section 4. "By-laws" means the by-laws of the Association as they now or hereafter exist.

Section 5. "Common area" shall mean and refer to all land within the Property owned by the Association, along with facilities and improvements erected or constructed thereon, for the exclusive use and enjoyment of the members of the Association as shown on the aforementioned recorded plat and the plats of additional properties hereafter annexed as hereinafter provided. Said common area shall be maintained by the Association.

"The common area to be owned by the Association at the time of the conveyance of the first lot is described as follows:

ALL that piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, located on the northeastern side of Mountain Creek Church Road in the Pebble Creek area of Greenville County and having according to a plat entitled "Creekside Villas Phase One" prepared by Arbor Engineering, Inc. dated November 30, 1981 being recorded in the RMC Office for Greenville County in Plat Book 8-P at Page 51, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Mountain Creek Church Road where the same crosses over a creek and running thence with the center of said road S. 6-40 E. 40.76 feet to a point; thence continuing with the center of said road S. 2-41 E. 111.73 feet to a point in the center of said road; thence N. 56-36 E. 501.98 feet to an iron pin; thence N. 12-30 E. 71 feet to a point; thence N. 49-00 W. 294 feet to a point; thence N. 17-56 W. 62.33 feet to an iron pin; thence S. 61-10 W. 254 feet to a point at a manhole in a sanitary sewer line; thence S. 9-47 E. 44.41 feet to an iron pin; thence S. 55-59 W. 161.53 feet to a point in the center of Mountain Creek Church Road; thence with the center of Mountain Creek Church Road the following courses and distances: S. 47-25 E. 67.46 feet, S. 40-39 E. 67.62 feet, and S. 29-21 E. 105.63 feet to a point where Mountain Creek Church Road passes over a creek, the point of beginning. That portion of property being described herein as lying within the right of way of Mountain Creek Church Road as shown on said plat is subject to the right of the general public to use the same.

LESS, HOWEVER, those 15 numbered lots shown on said plat as lots 1 through 8 inclusive and Lots 26 through 32 inclusive.

Section 6. "Common expenses" shall mean and include:

- (a) All sums lawfully assessed by the Association against its members;
- (b) Expenses for maintenance of the residences as provided in this Declaration;
- (c) Expenses of administration, maintenance, repair or replacement of the common areas;