

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 certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Mauldin, containing 4.67 acres and being shown on a plat entitled "Woodwind Townhouses, Phase I", according to a plat thereof dated December 2, 1981, prepared by Heaner Engineering Co., Inc. and recorded in the R.M.C. Office for Greenville County in Plat Book 8-P at Page 52, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Corn Road in the center of a bridge over Gilder Creek, and running thence with the center of Corn Road S. 83-54 E. 398.83 feet to a point; thence continuing with the center of Corn Road S. 82-23 E. 216.16 feet to a point; running thence along property of the Fortis Corporation Future Development S. 21-15 W. 143.94 feet to a point; running thence S. 76-35 W. 224.12 feet to a point; running thence S. 53-45 W. 143.81 feet to a point; running thence S. 33-01 W. 190.83 feet to a point; running thence N. 77-45 W. 294.71 feet to a point on the bank of Gilder Creek (the center of Gilder Creek being the property line); and running thence with the center of Gilder Creek the traverse lines of which are N. 21-13 E. 100.12 feet; N. 11-30 E. 100.72 feet; N. 21-47 E. 100.18 feet; N. 07-35 E. 101.79 feet; and N. 17-31 E. 65.79 feet to the point of beginning. LESS, HOWEVER, all the lots shown on the aforesaid plat being known and designated as Lots 1-A through 5-A, inclusive, 1-B through 4-B, inclusive, and 1-C through 5-C, 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;
- (d) Expenses declared to be common expenses by the provisions of this Declaration or the By-laws;
- (e) Hazard, liability or such other insurance premiums as the Declaration or By-laws may require the Association to purchase;
- (f) Expenses agreed by the members to be common expenses of the Association.

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