

ARTICLE I.

DEFINITIONS

Section 1. "Association" shall mean and refer to Park Row Homeowners Association, Inc., a South Carolina non-profit corporation, its successors and assigns.

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. 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 those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, within the corporate limits of the County of Greenville, lying on the northern side of Park Avenue at its intersection with the western side of Bennett Street being shown and designated as Lots Nos. 25 and 26 on the plat of property of W. C. Cleveland, prepared by R. E. Dalton, Surveyor, dated March 19, 1910, recorded in the RMC Office for Greenville County in Plat Book B at Page 11, and having according to a more recent plat entitled "Park Row, a Planned United Development", prepared by Arbor Engineering, Inc. being recorded in the RMC Office for Greenville County in Plat Book 8-P Page 96, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Park Avenue and Bennett Street and running thence with the western side of Bennett Street, N. 17-01 E. 95 feet to an iron pin; thence continuing with said street N. 11-32 E. 82.49 feet to an iron pin on the southern side of a public alley; thence with said alley N. 63-09 W. 107.62 feet to an iron pin; thence S. 26-59 W. 172.40 feet to an iron pin on the northern side of Park Avenue; thence with Park Avenue S. 62-52 E. 146.03 feet to an iron pin at the point of Beginning. Said property is the same conveyed to College Properties, Inc. by deed of Greenville Educators Federal Credit Union recorded in the RMC Office for Greenville County in Deed Book 1158 at Page 382.

LESS, HOWEVER, those eight (8) lettered lots being shown on said plat as lots A through H, inclusive.

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