

RIVERSIDE CONDOMINIUM OFFICE PARK
HORIZONTAL PROPERTY REGIME
DECLARATION OF CONDOMINIUM
(MASTER DEED)

THIS DECLARATION made this 27th day of December, 1982, by Westminster Company, (hereinafter sometimes called "Declarant" and sometimes called "Developer").

WITNESSETH:

WHEREAS the Developer is the owner in fee simple of certain real property in Greenville County, South Carolina hereinafter described and being known as the property (the "property" Phase One) described in Exhibit A attached hereto and made a part hereof; and

WHEREAS Declarant desires and intends to subject the property (Phase One) including the improvements constructed and to be constructed thereon to be a regime under §27-31-10 et seq. of the Code of Laws of South Carolina, 1976 as heretofore amended, and as the same may be amended hereafter from time to time and known as the "Horizontal Property Act" and referred to herein as the "Act";

NOW, THEREFORE, Declarant hereby declares that the property (Phase One) described and shown in Exhibit A attached hereto and made a part hereof by reference owned by Declarant is hereby submitted and made subject to the form of ownership in the aforesaid Act and said property is held and shall be held, conveyed, hypothecated, encumbered, used, occupied, and improved subject to the provisions of said Act and subject to the following covenants, conditions, restrictions, uses, limitations, and obligations, all of which are declared and agreed to be in the furtherance of a plan for the improvement of said property and the division thereof and the condominium ownership and shall be deemed to run with the land and shall be a burden and a benefit to Declarant, its successors and assigns and every person acquiring or owning an interest in real property and improvements, the Grantees, successors, heirs, executors, administrators, devisees and assigns.