

12. "Limited common elements" means those common elements which are designated and reserved for the use of a certain number of units to the exclusion of the other units. Also referred to as "Limited common area."

13. "Manager" means the persons designated, appointed or elected from time to time as manager of the Association in accordance with the provisions of the Declaration and constituent documents.

14. "Property" means that property described in Exhibit "A" and includes the land, buildings, all improvements and structures thereon, and all easements, rights and appurtenances thereto.

15. "Residence" means any plot of land with improvements thereon constituting a residence or dwelling place and being part of a building in the project. Also referred to as unit or home.

16. "Residence owner" means the record owner, whether one or more persons or entities of a fee simple title to any lot which is a part of the property, including contract sellers, but excluding those who have such interest merely as security for the performance of an obligation.

ARTICLE II
(Residence Ownership,
Rights and Duties)

1. The ownership of a residence in Jamestowne II shall be constituted as follows:

a. Each residence, together with its undivided interest in the Common Areas and Limited Common Areas and facilities, shall for all purposes constitute real property which may be owned in fee simple and which may be conveyed, transferred and encumbered in the same manner as any other real property, subject to the provisions of this Declaration and constituent documents.

b. Each residence owner shall be entitled to the exclusive ownership and possession of his residence, subject to the provisions of this Declaration and constituent documents.

c. Each residence shall comprise the separate identified lots and improvements thereon as designated on a plat recorded in the R.M.C. Office for Greenville County in Plat Book _____, Page _____.

d. The ownership of each residence shall include, and there shall pass with each residence as appurtenances thereto whether or not separately described, all of the rights, title and interest of a residence owner in the PUD property.

2. Every person who is record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the Association, including contract sellers, but excluding persons who hold an interest merely as security for the performance of any obligations shall be a member of the Association.

a. Ownership of each unit shall carry one vote in the Jamestowne II Homeowners Association, Inc.

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