

residence owner in accordance with the terms of the Declaration ~~1196~~ PAGE 622

3. "Association" means Jamestowne II Homeowners Association, Inc., A South Carolina non-profit corporation, its successors and assigns.

4. "Board of Directors" means those persons elected or appointed in the manner provided herein and acting collectively as the Directors of the Association.

5. "Building" means a structure containing one or more residences constructed or erected on the property described in Exhibit "A."

6. "By-Laws" means the by-laws of the Association, as they are now or may hereafter exist.

7. "Common area" means 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 a plat recorded in the R.M.C. Office for Greenville County in Plat Book 9W, at page 33.

8. "Common Expense" means:

- a) Expense of administration, maintenance, repairs and replacements of the common areas and facilities,
- b) expense and maintenance, repairs and replacement of exterior surfaces of residences required to be borne by the Association,
- c) expenses determined by the Association to be common expenses and which are lawfully assessed against the residence owners by said Association,
- d) expenses declared to be common expenses by provisions of this Declaration or By-laws,
- e) any appropriate expenses incurred by the Association,
- f) hazard, liability or such other insurance premiums as the Declaration or by-laws may require the Association to purchase,
- g) expense for water used by the Association,
- h) expense of caulking and painting the exterior of window sills and frames,
- i) expense of painting the exterior of doors,
- j) outdoor lighting,
- k) trash collection,
- l) common area taxes,
- m) yard and lawn maintenance.

9. "Declaration" means this Declaration establishing covenants, conditions, and restrictions for Jamestowne II Residences as it may hereafter be amended from time to time.

10. "Declarant" means Sunbelt Properties, Inc., the owner and developer of the property herein, and any corporation, partnership or person who is an assignee thereof or successor thereto.

11. "Insurance Trustee" means the Insurance Trustee referred to in Article IX of the Declaration.

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