

all parties having or acquiring any right, title or interest in the described property or any part thereof, and shall inure to the benefit of each owner thereof.

ARTICLE I.

DEFINITIONS

Section 1. "Association" shall mean and refer to SEDGEFIELD VILLAS TOWNHOMES 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 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, containing 0.81 Acres as is more fully shown on a plat entitled Sedgefield Villas prepared by Freeland & Associates, Inc. dated August 11, 1983, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Edwards Street located 435 feet, more or less, from its intersection with Buttercup Way, and running thence with the eastern side of Edwards Street N. 28-26 W. 195.66 feet to an iron pin; running thence N. 61-44 E. 190.90 feet to an iron pin; running thence S. 28-16 E. 129.46 feet to an iron pin; running thence S. 61-44 W.

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