

into the jurisdiction of the Association, with the right to exercise all prerogatives appurtenant to membership therein. Such annexation shall occur at the time that Declarant records a plat showing the annexed property with the Greenville County Register of Mesne Conveyances. The Declarant covenants and agrees that, as subsequent property is annexed as herein provided, any area(s) designated thereon as "Common Area" shall be conveyed by warranty deed to the Association.

Section 17. "Residence" shall mean and refer to a dwelling or place of residence constructed upon a lot within the property and constituting all or part of a building.

ARTICLE II.

PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Every Owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, whether or not the same shall be referred to in any deed conveying title to any lot, subject to each of the following provisions:

(a) The right of the Association to limit the number of guests of members.

(b) The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility, for such purposes and subject to such conditions as may be agreed to by the Members. Any such deed or transfer shall be effective when duly filed with the Register of Mesne Conveyances for Greenville County and executed by Declarant or the Association, as appropriate.

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