

interest in the real property and improvements, their grantees, successors, heirs, executors, administrators, devisees and assigns.

I. DEFINITIONS

Unless it is plainly evident from the context that a different meaning is intended, as used herein:

A. "Act" means the Act of the General Assembly of South Carolina codified as Title 27, Chapter 31, of the Code of Laws of South Carolina 1976, as heretofore amended, and as the same may be hereafter amended from time to time, and known as the "Horizontal Property Act".

B. "Apartment" means a part of the property intended for any type of independent use (whether it be for residential or business, in accordance with existing zoning ordinances) including one or more rooms or enclosed spaces located on one or more floors (or parts thereof) in a building, and with a direct exit to a public street or highway, or to a Common Area leading to such street or highway; "Apartment" also means residence or unit.

C. "Association" means the Council of Co-Owners of the property, The Sunset Forest Association of Owners, Inc., a non-profit Corporation comprised of all the residence co-owners, formed or to be formed in accordance with the Declaration and By-Laws, to administer Sunset Forest Horizontal Property Regime.

D. "Board of Directors" means the governing body of the Association elected pursuant to the Declaration and By-Laws.

E. "Building(s)" means a structure or structures, containing the aggregate of one or more apartments, comprising a part of the property.

F. "By-Laws" means the By-Laws for the administration of the property as attached hereto and as may be subsequently amended.

G. "Common Expenses" means and includes:

1. All sums assessed against the Unit Owners by the Association;
2. Expenses of administration, maintenance, repair or replacement of the Common Areas;