

Section 3. Basis and Maximum of Annual Assessments.

(a) Until December 31, 1984, the maximum Annual Assessment shall be the amount designated for each Unit on Exhibit C. From and after January 1, 1985, the maximum Annual Assessment may be increased effective January 1st of each year without a vote of the Owners by the greater of ten (10%) percent or the rise, if any, of the numerical rating for the preceding month of June above such rating for June, 1984, as established by the Consumer Price Index for Urban Wage Earners and Clerical Workers (published by the Department of Labor, Washington, D.C.) applicable to Greenville, South Carolina, the successor thereto or other comparable consumer price index should that described herein be discontinued or no longer made available to the Association. For purposes of determining the allowable increase for 1985, the assessments shown on Exhibit C, page 1 shall represent the base from which the permitted increase shall be determined, even if a portion of the maximum assessment shown thereon shall have been deferred (and hence not charged) during 1984.

b) From and after January 1, 1985, the maximum Annual Assessment for any succeeding year may be increased above that established by the Consumer Price Index formula provided that any such change shall require the consent of a majority of the votes of the Owners who are voting in person or by proxy, at a meeting duly called for this purpose, written notice of which shall be delivered to all Units or sent to all Owners not less than 30 days nor more than 60 days in advance of the meeting setting forth the purpose of this meeting.

(c) After consideration of current maintenance costs and other needs of the Association, the Board of Directors may fix the Annual Assessment at an amount not in excess of the maximum.

Section 4. Special Assessments for Capital Improvements. In addition to the Annual Assessments authorized above, the Board of Directors may levy Special Assessments for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of General Common Elements, including

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