

for the cost and expenses of repairs or replacement within an individual unit for which the owner is responsible but refuses to make for any damages caused by a unit owner as specified above. Any such assessment shall be deemed to be a lien as conferred by §271-31-210 of the 1976 Code of Laws of South Carolina, as amended.

5. Nothing contained in this Article shall be construed so as to impose personal liability upon any member of the Board of Directors for the maintenance, repair or replacement of any unit or general common element or limited common element or to give rise to a cause of action against them. Further, the Board of Directors shall not be liable for damages of any kind except for willful misconduct or bad faith.

ARTICLE VI. ALTERATIONS OR ADDITIONS.

1. Any alterations or additions to the general common elements or to the limited common elements shall be only as authorized by the Board of Directors, provided that should such alteration or additions prejudice the right of any unit owner, his/her written consent shall have been obtained. The cost of alterations or additions to the general common elements or limited common elements shall be assessed as common expenses, except where the same are undertaken or made priority for the benefit of one or more unit owners requesting the same, in which event the cost of such alterations or additions shall be assessed against the owners of such units in such proportion and upon such terms as may be determined as fair and equitable by the Board of Directors of the Association.

2. No owner of any unit shall make any change, alteration, addition to, move or remove any portion of a unit or the general common elements or limited common elements therein or to the exterior thereof without the written consent of the Association. Such consent shall not be required without there first being presented to the Association drawings and specifications for such changes prepared by an architect licensed to do business in the State of South Carolina. Further, any consent which may be granted by the Association may be conditioned upon and made subject to such limitations, restrictions, or reservations as