

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF GREENVILLE )

DECLARATION (MASTER DEED) ESTABLISHING  
 COURT RIDGE HORIZONTAL PROPERTY REGIME

THIS DECLARATION, made this 30<sup>th</sup> day of JULY, 1984, by COURT RIDGE ASSOCIATES, a Georgia general partnership, hereinafter sometimes called "Declarant",

W I T N E S S E T H :

WHEREAS, Declarant desires and intends to subject the property hereinafter described and being known as the "Property", including the improvements constructed thereon to a regime under Title 27, Chapter 31 of the Code of Laws of South Carolina, 1976, as heretofore amended, and as the same may be amended hereafter from time to time and known as "Horizontal Property Act" and referred to herein as the "Act";

NOW, THEREFORE, Declarant hereby declares that the property described in Exhibit "A" attached hereto and made a part hereof by reference owned by Declarant is hereby submitted and made subject to the form of ownership in the aforesaid Act and said property is held and shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the provisions of said Act and subject to the following covenants, conditions, restrictions, uses, limitations and obligations, all of which are declared and agreed to be in furtherance of a plan for the division of said property into condominium ownership and shall be deemed to run with the land and shall be a burden and a benefit to Declarant, its successors and assigns and every person acquiring or owning an interest in the real property and improvements, his grantees, successors and assigns.

I.

PURPOSE

Declarant hereby declares the property to be a regime known and identified as "Court Ridge Horizontal Property Regime" (hereinafter referred to as the "Regime" or "Court Ridge"). The Regime is also known as "Condominium". Declarant has constructed Seventy-Six (76) units on said property being shown on Exhibit "B".

Declarant has filed simultaneously herewith a plot plan showing the location of the buildings and other improvements, and a set of floor plans showing the dimensions, area and location of the units, the limited common elements and general common elements.

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