

IV.

DESCRIPTION OF THE CONDOMINIUM

A. Description of the Land. The land on which the buildings and other improvements are located is in the County of Greenville, State of South Carolina, and is described in Exhibit "A" and constitutes the land being hereby subjected to the Act.

B. Description of the Buildings and Other Improvements. The Court Ridge Horizontal Property Regime will initially consist of One (1) building containing of Twenty-Two (22) units, and Three (3) buildings containing Eighteen (18) units each, making a total of Seventy-Six (76) units in Four (4) buildings.

The buildings will be constructed with the following:

Foundations - poured in place concrete.

Floor Systems - 1. Ground Floors 4" thick concrete slab on grade.

2. Upper Floors - Wood Floor Trusses at 2' 0" on centers.

3. Vinyl and carpet finish.

Walls - 2 x 4 wood studs with brick veneer and siding exterior and 1/2" gypsum board interior.

Ceiling - 1/2" gypsum board painted or spray textured.

Roof - Prefab wood trusses with 1/2" plywood decking with 235# fiberglass shingles.

Mechanical - total electric with EES certificate.

V.

UNIT NUMBER AND PERCENTAGES OFUNDIVIDED INTEREST IN COMMON AREAS

A. The unit number and maximum percentage of undivided interest in common areas appurtenant to each unit and its owner for all purposes, including voting is set forth in Exhibit "D". The percentage of undivided interest in the common areas and facilities appurtenant to any unit shall not be changed except with the unanimous consent of all of the unit owners in the condominium project expressed in an amendment to this Declaration duly executed by all such owners and recorded.