

DECLARATION
OF
EDGEWOOD MEDICAL PLAZA OFFICE PARK
A Condominium in Greenville County, South Carolina

TABLE OF CONTENTS

	<u>Page</u>
ARTICLE I - PURPOSE	2
ARTICLE II - PROPERTY GENERALLY	2
ARTICLE III - DEFINITIONS	3
ARTICLE IV - OWNERSHIP OF UNITS AND INTEREST IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS	9
ARTICLE V - PERPETUAL NONEXCLUSIVE EASEMENT IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS	10
ARTICLE VI - EASEMENT FOR UNINTENTIONAL AND NON-NEGLIGENT ENCROACHMENTS	11
ARTICLE VII - MAINTENANCE AND REPAIR	12
ARTICLE VIII - ALTERATIONS OR ADDITIONS	16
ARTICLE IX - RESTRICTIONS	17
ARTICLE X - ADMINISTRATION AND BYLAWS	19
ARTICLE XI - INSURANCE	20
ARTICLE XII - ASSESSMENTS-LIENS-DEFAULT	31
ARTICLE XIII - REMEDIES	34
ARTICLE XIV - JUDICIAL SALES	36
ARTICLE XV - RIGHTS OF MORTGAGEE	37
ARTICLE XVI - RESTRAINTS ON TRANSFERABILITY OF UNITS	37
ARTICLE XVII - PROVISIONS PERTAINING TO DEVELOPER	40
ARTICLE XVIII - AMENDMENT	41
ARTICLE XIX - TERMINATION	42
ARTICLE XX - NOTICES	43
ARTICLE XXI - CAPTIONS AND PRONOUNS	44