

ARTICLE IV  
(Definitions)

In addition to any definitions appearing in this Declaration, the following terms shall have the meaning set forth below.

A. "Act" means the Act of the General Assembly of South Carolina as Title 27, Chapter 31, of the Code of Laws of South Carolina, 1976, as heretofore amended, and as the same may be hereafter amended from time to time, and known as the "Horizontal Property Act."

B. "Appraisal" means a determination of the fair market value of the property or any portion thereof, as determined by an appraisal conducted by an appraiser designated by the Greenville Board of Realtors, or in the event the Greenville Board of Realtors ceases to exist, or fails or refuses to designate an appraiser within a reasonable time after receipt of a request therefor, by an appraisal conducted by a real estate appraiser of recognized standing selected by the Board of Directors who is a member of or is licensed or sanctioned by the American Institute of Real Estate Appraisers or other similar professional society of real estate appraisers.

C. "Assessment" means a residence owner's share of the common expenses which from time to time is assessed against a residence owner by the Association in the manner herein provided and other costs and expenses which from time to time are assessed against a residence owner in accordance with the terms of the Declaration.

D. "Association" means Parkview Homeowners Association, Inc., a corporation of all of the residence co-owners, in accordance with the Declaration and By-Laws, for the purpose of administering Parkview Horizontal Property Regime.

E. "Board of Directors" means the Board of Directors of the Association elected or appointed from time to time in the manner provided in the Declaration and the By-Laws. Board of Directors also means Board of Administration or "Board."

F. "By-Laws" means the By-Laws of the Association annexed to the Declaration, as amended from time to time as therein provided.

G. "Common areas" means those portions of the property described on Exhibits "A" and "B" (a) not designated for residences/apartment units or (b) now otherwise designated herein a part of a residence/apartment unit; (c) not designated as a limited common element or area. "Common areas and facilities" and "common area" also include, but is not limited to, all community facilities which may be included within the condominium, stairs, steps and landings outside of residence boundaries, the water meters, sewer lines serving the condominiums and not maintained by public authorities, streets within the condominium, easements for streets outside the condominium property, landscaping, pavements, pipes, dumpsters, wires, conduits and other public utility lines, paved areas, contracts, easements, rights of way and contract rights as may be obtained by the Association (or by the Declarant in connection with this condominium) for services or access, and machinery, equipment and other tangible or intangible personal property which is owned by the Association and which is necessary or

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