

2. Notice of the subject matter of the proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

3. A resolution adopting a proposed amendment may be proposed by either the Board of Directors of the Association or by the membership of the Association and, after being proposed and approved by one of such bodies, it must be approved by the other. Such approvals must be by not less than Seventy-five (75%) percent of all the directors and by not less than Seventy-five (75%) percent of the total vote of the Association and with the approval of the eligible holders of first mortgages on units. Provided, however, that if the Association shall vote to amend the By-Laws in any respect, such By-Law amendment shall be valid when approved by a majority of the total vote of the Association.

4. A copy of each amendment shall be certified by the Manager as having been duly adopted and shall be effective when recorded in the R.M.C. Office for Greenville County, South Carolina.

5. The Association may not amend this Declaration so as to change the ownership interests of the members, the boundaries of any unit, the liability for common expenses, the fundamental purposes to which the property is restricted, the right of an owner to lease his residence, or the weight of the votes of the members unless such amendment shall have been authorized unanimously in writing by the total vote of the Association.

ARTICLE XI
(Covenants for Assessments)

1. The Declarant, for each unit owned within the condominium, hereby covenants and every other owner of any unit by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, is deemed to covenant and agree to pay to the Association:

- a. Annual assessments or charges;
- b. Special assessments for capital improvements; and
- c. Special assessments for purchase and repair, and reconstruction, and rebuilding of residences.

Such assessments shall be fixed, established and collected once a month.

2. The annual and special assessments, together with such interest thereon and costs of collection thereof shall be a charge on the unit and shall be a continuing lien upon the unit against which each such assessment is made. Each such assessment, together with such interest and costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the owner of the unit at the time the assessment fell due. The personal obligation of an owner for delinquent assessments

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