

17-1
VOL 534 of 177

STATE OF SOUTH CAROLINA)
)
COUNTY OF DORCHESTER)

MASTER DEED OF
LAKEVIEW AT ASHBOROUGH
HORIZONTAL PROPERTY REGIME

MAR 20 9 16 AM '05

FILED-RECORDED
MARGIE K. CANN
CLERK OF COURT
DORCHESTER COUNTY

THIS MASTER DEED is made by Lakeview Limited Partnership (referred to as Grantor) pursuant to the Horizontal Property Act of South Carolina (Act) for the purpose of creating a horizontal property regime and establishing certain easements, covenants, and restrictions to run with the land submitted to the horizontal property regime.

FILED BY THE CLERK OF COURTS

ARTICLE I
NAME

THE SHERIFF
I. C. ...

The horizontal property regime hereby established shall be known as Lakeview at Ashborough Horizontal Property Regime (the Regime).

ARTICLE II
GRANTOR'S DEVELOPMENT PLANS

A. Phase I. Grantor's present plans are to develop the entire 14,056 acre tract shown on the May 9, 1984, plat by Westvaco Development Corporation entitled "Plat Showing Tract B-1, 14,056 Acres of Land Property of Ashborough Development Company Located Southwest of Ashborough Subdivision, in Oakbrook, Dorchester County, South Carolina" recorded in Plat Cabinet E at slide 47 in the office of the Clerk of Court of Dorchester County, a copy of which is labelled Exhibit A, attached to and incorporated into this Master Deed by reference. Mayfield Street in nearby Ashborough subdivision is being extended by Grantor in a generally southerly direction so as to bisect the tract. Street construction will comply with applicable codes, and Grantor will dedicate the street to public use up to the western boundary of Tract B-1. The 50 foot wide strip of land in which the street right of way is located will not be submitted to the Regime.

The approximately 3.796 acre portion of the tract southeast of the extended street is subject to the rights of the residents of Ashborough subdivision to use it for recreational purposes. Grantor's present plans are to develop this portion of the tract for recreational use by ~~constructing a boat ramp and floating dock~~. The area will not be submitted to the Regime. Grantor or his successors (defined at Article X, paragraph C) shall make this facility available to all owners of property and residents of the Regime, the subdivisions known as Ashborough and Ashborough East and any other subdivision or horizontal property regime, the residents of which might logically benefit from it.

An area of approximately 13,600 square feet northwest of the extended street will be improved for boat and camper parking. This area will be submitted to the Regime as part of Phase II. The inclusion of this Common Element in the Regime could increase the Common Expenses payable by Regime members, depending upon the fee and use arrangement established with the Ashborough Civic Association.

Grantor's present plans for the remaining portion of the tract northwest of the extended street are to develop it in three phases for single-family residential use. Grantor proposes to construct no more than twenty-two apartments, or units, in Phase I, no more than twenty-two units in Phase II, and no more than twenty-four units in Phase III. Phase I development and residential construction are underway, but because of construction loan funding requirements, construction is to be accomplished in two stages, one involving twelve units, and the other, ten. Phases II and III may likewise be developed in stages, or Grantor may divide the project into more phases to correspond to construction loan funding requirements. No provision of this Master Deed obligates Grantor to undertake or complete development through any particular phase or stage. The decision to do so is exclusively Grantor's decision, and will be made based upon general economic conditions, the marketing climate, and the availability of mortgage financing not only for development and construction, but also for long term ("permanent") loans to the purchasers of apartments, or units.

This Master Deed is to be recorded when the first units in Phase I are ready for sale. The completed units are shown on Exhibit B-1 attached to and incorporated into this Master Deed by reference, and this recording submits to

the Regime the land shown as Phase I Land on Exhibit B-1. The locations of other Phase I buildings having units under construction and of other proposed buildings are depicted on the Exhibit C-1 plot plan attached to and incorporated into this Master Deed by reference. These additional units will, within reasonable construction tolerances, be identical to those already completed, but should variations occur in completing construction, Grantor will prepare and record at his expense an amendment or amendments to this Master Deed detailing such variations. In any event Grantor will prepare and record at his expense a new Exhibit B, to be labelled Exhibit B-2, showing the as-built locations of the additional units and other improvements.

If development and construction proceed as Grantor presently plans, Phase II development and construction will take place on and include the land identified in Article III, Paragraph B as Phase II Land; Phase III development and construction, on Phase III Land. When units in these subsequent phases are ready for sale, Grantor will file an amendment or amendments, including a new Exhibit B, to this Master Deed submitting the underlying land to the Regime. The Regime includes only the land and improvements from time to time expressly submitted to it by Grantor, and the summarizing here of Grantor's present plans does not constitute a submission to the Regime of any land other than Phase I Land.

The location and number of units which Grantor proposes to construct in subsequent phases are as set out above and in the exhibits referred to above, but the inclusion of this information in this Master Deed does not obligate Grantor so to locate or construct these units. Based on the same economic, marketing, and financing variables referred to above, Grantor may decide upon different locations and numbers of units. The quality of the entire development should not, however, be adversely affected, as Grantor anticipates that his decisions are likely to deal primarily with the relative numbers, or mix, of the units to be constructed.

Except as stated in this Article II, Grantor shall not annex additional land to the Regime in conjunction with this phased development, and no provision of this Master Deed prohibits the annexation of additional land by the Council of Co-owners established in Article IV.

B. Time. Grantor intends to complete all development in Phase I within twelve months from the date of recording this Master Deed. If Grantor elects to undertake Phase II, he will so elect no later than six months after the completion of Phase I. Phase II work may commence before the completion of Phase I, but if later, will commence in time to allow completion of Phase II within twelve months after the election date. If Grantor elects to undertake Phase III, he will so elect no later than six months after the completion of Phase II. Phase III work may commence before the completion of Phase II, but if later, will commence in time to allow completion of Phase III within twelve months after the election date.

C. Location of Buildings and Improvements. The Exhibit B-1 plat shows the locations of existing Phase I buildings and improvements, even though some, as indicated, are still under construction. The Exhibit C series of plot plans show the proposed locations of all planned buildings and improvements for Phases I, II, and III. Grantor will prepare and record at his expense revised exhibits showing as-built building and improvement locations and showing revised plans for proposed work. The space that units will occupy and enclose when completed will be a Common Element until construction is completed and Grantor records revised exhibits showing as-built locations. Upon recording, such spaces convert from Common Elements to conveyable units.

D. Description of Buildings. Phase I buildings are described in Article III, Paragraph C. The buildings in subsequent phases will, within reasonable construction tolerances, have identical interior and exterior features as Phase I buildings containing the same number and mix of apartments, or units. Should substantial (not within reasonable construction tolerances) variations occur, Grantor will prepare and record, at his expense as amendments to this Master Deed, supplemental descriptions and, to the extent necessary, new exhibits. Differences in the type and number of options installed from the list in Exhibit J are not considered substantial variations.

E. Common Elements. Phase I Common Elements are enumerated in Article III, Paragraphs G and H. Common Elements in subsequent phases will be

similar in quantity and quality to the Common Elements in Phase I except that Phase II will have a paved parking area for boats and campers. Subsequent phases will not contain any additional Common Elements which will substantially increase the the Common Expenses payable by Regime members.

F. Regime Members' Consent. By accepting a deed to a unit in the Regime, each purchaser acknowledges Grantor's discretion to make the decisions and take the actions enumerated in this Article II and consents to Grantor's recording revised exhibits and amendments to this Master Deed to evidence such decisions and actions.

ARTICLE III
THE PROPERTY

A. Property. The property (Property) includes the land identified below and all improvements and structures now existing or subsequently placed on the land and all easements, rights, and appurtenances. Property in Phase I is referred to as Phase I Property; Property in Phase II, as Phase II Property; and Property in Phase III, as Phase III Property.

B. Land. The land to be submitted to the Regime is located along the southwestern edge of a small, man-made lake approximately 717 feet west of the intersection of the center lines of Lakeview Drive and Mayfield Street in Ashborough subdivision, near the town of Summerville, in Dorchester County, South Carolina. The land's boundaries approximate a rectangle with the long sides generally parallel to the lake and the short sides generally perpendicular.

The land is to be divided into three phases as shown on Exhibit C-1. Phase I Land is described as follows:

All that certain piece, parcel or lot of land, situate, lying and being near the Town of Summerville, in the County of Dorchester, State of South Carolina, being more particularly described as follows:

Beginning at a point 396.00 feet north 82°30'40" west of the southwestern corner of lot 1, block D, Ashborough subdivision; thence 127.19 feet north 04°01'13" west to a point; thence 114.47 feet north 01°53'20" east to a point; thence 125.96 feet north 18°15'03" west to a point; thence 145.23 feet north 31°10'47" west to a point; thence 176.62 feet north 46°21'56" west to a point; thence 151.12 feet south 44°51'20" west to a point; thence 266.99 feet south 41°55'00" east to a point; thence 92.51 feet south 45°07'00" west to a point; thence 66.12 feet north 36°54'20" west to a point; thence 60.00 feet north 61°40'20" west to a point; thence 150.00 feet south 28°40'55" west to a point; thence 177.91 feet south 34°59'15" east to a point; thence 306.50 feet south 82°30'40" east to the point of beginning.

Phase II Land is described as follows:

All that certain piece, parcel or lot of land, situate, lying and being near the Town of Summerville, in the County of Dorchester, State of South Carolina, being more particularly described as follows:

Beginning at a point 422.31 feet north 82°30'40" west of the point of beginning for the legal description of Phase I land; thence 115.81 feet south 82°30'40" east to a point; thence 177.91 feet north 34°59'15" west to a point; thence 150.00 feet north 28°40'55" east to a point; thence 60.00 feet south 61°40'20" east to a point; thence 66.12 feet south 36°54'20" east to a point; thence 92.51 feet north 45°07'00" east to a point; thence 266.99 feet north 41°55'00" west to a point; thence 151.12 feet north 44°51'20" east to a point; thence 306.50 feet north 46°21'56" west to a point; thence 86.50 feet south 43°38'04" west to a point; thence 141.00 feet south 00°39'00" west to a point; thence 50.00 feet south 35°30'00" west to a point; thence 32.00 feet south 14°00'00" east to a point; thence 135.56 feet south 42°16'00" west to a point; thence 443.60 feet south 30°39'40" east to the point of beginning.

Phase III Land is described as follows:

All that certain piece, parcel or lot of land, situate, lying and being near the Town of Summerville, in the County of Dorchester, State of South Carolina, being more particularly described as follows:

Beginning at a point 443.60 feet north $30^{\circ}39'40''$ west of the point of beginning for the legal description of Phase II land; thence 135.56 feet north $42^{\circ}16'00''$ east to a point; thence 32.00 feet north $14^{\circ}00'00''$ west to a point; thence 58.00 feet north $35^{\circ}30'00''$ east to a point; thence 141.00 feet north $00^{\circ}39'00''$ east to a point; thence 86.50 feet north $43^{\circ}38'04''$ east to a point; thence 116.50 feet north $46^{\circ}21'56''$ west to a point; thence 174.51 feet north $45^{\circ}58'23''$ west to a point; thence 84.21 feet south $44^{\circ}01'37''$ west to a point; thence 26.89 feet south $44^{\circ}01'37''$ west to a point; thence along a curve having a Delta of $12^{\circ}10'53''$, a Tangent of 42.24 feet, a Radius of 395.89 feet, an Arc length of 84.17 feet, a Chord length of 84.01 feet and a Chord Bearing of north $83^{\circ}29'29''$ west to a point; thence 231.64 feet south $20^{\circ}18'20''$ west to a point; thence 155.00 feet south $64^{\circ}22'50''$ east to a point; thence 266.48 feet south $30^{\circ}39'40''$ east to the point of beginning.

C. Buildings and Improvements. A private road or drive and a jogger-biker trail branching off Hayfield Street extended will meander the entire length of the land to provide access to each phase. Buildings are located along both sides of this private drive or road and around the three cul-de-sacs projecting from the southwest side of this road. Buildings are designated by letters. The easternmost building in Phase I is Building A, and moving counter-clockwise through Phase I, the remaining buildings are designated B through G. The easternmost building in Phase II is Building H, and moving counter-clockwise through Phase II, the remaining buildings are designated I through N. The easternmost building in Phase III is Building O, and moving counter-clockwise through Phase III, the remaining buildings are designated P through U. Buildings contain either two or four apartments, or units.

There are four types of units, each identified by the name of a duck indigenous to North America: Bufflehead, Mallard, Gadwal, and Teal. The Teal, the only one-story unit, occurs only as an end unit in a building. As presently planned, a majority of the buildings will consist of only one type of unit. In some buildings, however, units will be mixed, but in all cases the two end units will be of the same type, and in four-unit buildings the two middle units will be of the same type. The floor plan of each building, which will thus be symmetrical in appearance, will therefore depend upon the mix of units, but will be equal to the sum of the floor plans for the units included except for the deletion of brick exterior veneers and sheathing on walls which become party walls with adjacent units. The elevations and floor plans for all four types, compiled and labeled Exhibits D, E, F, and G, attached to and incorporated into this Master Deed by reference, depict the Bufflehead, Mallard, Gadwal, and Teal units, respectively, within reasonable construction tolerances.

All four types of units have certain construction characteristics in common. The foundation for the back, screened porches, and the heated and cooled area of each unit is concrete block pier and wooden beam. The foundation for the front porches is compacted fill topped with a four-inch concrete slab. The foundation for the back patio is compacted fill topped with a three-inch concrete slab. The foundation for the garage is compacted fill topped with a three-inch concrete slab reinforced with welded wire mesh. Where the garage of one unit is constructed alongside the garage of a contiguous unit, the portion of the slab underneath the party wall is reinforced with an additional four inches of concrete and two rebars. Between compacted fill and all concrete slabs is a six mil thick polyethylene vapor barrier. Foundation walls are concrete block with brick curtain walls. Brick veneer screens the area under back porches.

The structural system is wood frame. The exterior finish is generally brick veneer. On those units which include a second story dormer, the exterior finish is of lapped, composition hardboard. Rafters and ceiling joists are assembled on the site, and roofs are finished with asphalt/fiberglass shingles. The joists, floor boards and studs of the screened porches are treated wood. A heating and air conditioning compressor for each unit is located on a concrete slab to the side of the building. In the case of a two unit building, one compressor is at each side of the building, servicing the unit on that end. In the case of a four unit building, two compressors are at each end, servicing the two units on that end. All compressors are screened by a brick wall. The steps from the screened porch lead to the patio behind the unit.

The upper surface of the subfloor of the first story of each unit is 15.75 feet above mean sea level. The nominal ceiling height of the first

story in all units is 8 feet, 1½ inches above the upper surface of its subfloor. The nominal ceiling height of the garage in all apartments is 10 feet, 1½ inches above the slab. Within reasonable construction tolerances, the upper surface of the subfloor of the second story of the Bufflehead, Hallard, and Gadwal units is 8 feet, 11½ inches above the upper surface of the subfloor of the first story. The nominal ceiling height of the second story is 8 feet, 1½ inches above the upper surface of the subfloor of the second story. ~~In the Bufflehead~~, the ceilings of the dining area and great room foyer, and entrance hall slope upward to a height of 17 feet, 1 inch. In the Hallard and the Gadwal, the ceiling of the great room slopes upward from a height of 9 feet, 7 inches to a height of 17 feet, 1 inch. In the Teal, the ceiling of the great room slopes upward from a height of 10 feet to a height of 15 feet, 3 inches. The dimensions, within reasonable construction tolerances, of each story of an apartment and of the location of interior stairs providing access to the second story are shown on the floor plans.

D. Apartments. The residential apartments are referred to as Units. Each Unit is designated for the purpose of any conveyance, lease, or other instrument affecting the title by a letter and a number. The letter in the designation is the letter identifying the building in which the Unit is located, the building lettering system being explained in Article III, Paragraph C. The number in the designation is the number assigned to that Unit. The southern Unit in Building A is numbered 1, and moving counter-clockwise through Phase I, the remaining Units are numbered 2 through 22. The western Unit in Building B is numbered 23, and moving counter-clockwise through Phase II, the remaining Units are numbered 24 through 44. The eastern Unit in Building C is numbered 45, and moving counter-clockwise through Phase III, the remaining Units are numbered 46 through 68. The letter and number designation for each Unit is shown on the Exhibit C plot plans, and the designations and Unit types are listed on Exhibit I, attached and incorporated into this Master Deed by reference. Even though the letters and numbers utilized in designating Units could change because of Grantor's decisions and actions as described in Article II, this designation scheme will remain in place. No Unit already conveyed by Grantor can have its designation changed by Grantor.

Each type of Unit is described below. The only change in any plan caused by siting Units so that they share a party wall involves the fireplace and chimney. In each plan except the Teal, the fireplace and chimney are on an outer wall, and if this wall becomes a party wall, the fireplace and chimney are relocated to a corner of the great room and are entirely within the walls of the Unit. These alternate locations are shown in Exhibit H, attached and incorporated into this Master Deed by this reference.

1: The Bufflehead unit and its reverse or opposite hand (OH) plan have the following features. A single car garage contains the Unit's water heater. The foyer beside the garage is accessible from the garage as well as from a covered front porch or stoop. The staircase ascends from the foyer to the second floor. Beside the staircase a central hallway extends through the Unit into the combination great room and dining area. The great room contains a fireplace with a hearth and a paddle ceiling fan. A door opens onto the screened back porch, which also has a door to the outside. The dining area contains a bay window, and there is a pass-through opening in the wall between the dining area and the kitchen.

Off the central hall opposite the staircase is the master bedroom. The master bedroom includes a paddle ceiling fan and a bay window. A separate room off the master bedroom contains a vanity with two wash basins, and off the vanity room are a walk-in closet and a room containing a bathtub and a water closet.

Underneath the staircase is a closet. A half bath containing a wash basin and a water closet is also located off the hallway. Opposite the half bath is the kitchen. It has a casual eating counter parallel to the hallway, a closet for the central heating and air conditioning unit, and a closet with washer and dryer connections. The kitchen includes a stove and range, double sinks with garbage disposal, a dishwasher, and an ice maker connection.

The staircase leads to a second story landing with rails but otherwise open to and overlooking the great room on one side and the central hallway on the other. The landing gives access on one side to a short hallway with

two linen closets and disappearing stairs in the ceiling for access to the attic; a full bath containing one wash basin, one bathtub, and one water closet; and a bedroom with one closet. On the other side of the landing is a room with one closet usable as a bedroom or den, depending to a large degree upon the construction of the wall on the great room side. The Grantor or the purchaser of the Unit may elect to construct a solid wall, a wall with a window with louvered bi-fold shutters, or instead of a wall, a balustrade. Interior elevations showing these options are part of Exhibit D. Both the bedroom and the bedroom/den have a door giving access to a storage area under the first floor roof.

Total heated and cooled area for the Bufflehead is approximately 1682 square feet. The entire Unit, including garage and porches, covers approximately 1527 square feet of land.

2. The Hallard and its reverse or opposite hand (OH) floor plan have the following features. Entry from the front porch is into the foyer. A staircase leading to the second floor ascends from the foyer. The foyer also opens into a great room with vaulted ceiling, paddle ceiling fan, and a hearth fireplace. The dining room adjoins the great room and has a sliding glass door onto the screened back porch, which also has a door to the outside. There is a pass-through opening in the wall between the dining room and kitchen over a casual eating counter. A short hallway between the great room and the kitchen gives access to a closet for the central heating and air conditioning unit, a closet under the stairs, and a half bath containing a wash basin and water closet.

The kitchen contains a stove and range, double sink with garbage disposal, dishwasher, and ice maker connection. The kitchen extends into a breakfast room with a bay window. From the breakfast room access is gained to a room with washer and dryer connections, and through it, to the single-car garage. The garage contains the Unit's hot water heater.

The staircase leads to a second story landing. On one end of the landing is a room with one closet usable as a bedroom or den, depending to a large degree upon the construction of the wall on the great room side. As in the Bufflehead, either the Grantor or an early purchaser may select from three options, each of which is shown on Exhibit B. Also, off the other end of the landing is a full bath containing a wash basin, water closet and bathtub; a linen closet; another bedroom with a closet and a disappearing stairway into the attic; and the master bedroom. Its ceiling contains a paddle ceiling fan. It has a closet and a full bath containing two wash basins, a water closet, and a bathtub.

Total heated and cooled area for the Hallard is approximately 1559 square feet. The entire Unit, including porches and garage, covers approximately 1460 square feet of land.

3. The Gadwal and its reverse or opposite hand (OH) plan have the following features. With respect to the number, type and relative placement of its rooms, the Gadwal is the same as the Hallard. The floor dimensions of all of the rooms of the Gadwal, except the screened porch, are smaller than those of the Hallard. The screened porches of both these types have the same floor dimensions.

Total heated and cooled area for the Gadwal is approximately 1352 square feet. The entire Unit, including porches and garage, covers approximately 1297 square feet of land.

4. The Teal and its reverse or opposite hand (OH) plan have the following features. It differs generally from the other three types in that it is a one-story, two-bedroom Unit, whereas the others are two-story, three-bedroom Units. Entrance from the porch is into a foyer. An adjacent single-car garage with a disappearing stairway into the attic also has a door for access to the foyer. The foyer contains a closet and opens directly onto the great room. The great room has a cathedral ceiling, hearth fireplace, paddle ceiling fan and two skylights. The dining area adjoins the great room, and has sliding glass doors onto a screened back porch, which also has a door to the outside. There is a pass-through opening in the wall between the dining room and kitchen over a casual eating counter. The entrance to the kitchen is from the great room. The kitchen has a stove and range, double sinks with garbage disposal, and a dishwasher. It also has an ice maker connection and a pantry.

Also off the great room to one side of the fireplace is a short hallway with a closet with washer and dryer connections, and a linen closet. The hallway leads to a full bath with single wash basin, bathtub, and water closet, and a bedroom with a closet.

Off the great room to the other side of the fireplace is the closet for the central heating and air conditioning unit and the master bedroom. The master bedroom has a paddle ceiling fan, two closets, and a full bath with double sinks, bathtub, linen closet, and water closet. This bathroom has a skylight.

Total heated and cooled area for the Tent is approximately 1228 square feet. The entire Unit, including porches and garage, covers approximately 1703 square feet of land.

The Exhibit D, E, F, and G floor plans show, within reasonable construction tolerances, the dimensions and area of the Units and of the Common Elements affording access to them.

Each Unit encompasses and includes the space of that portion of the building designated as being a separate Unit on the Exhibit G-1 plot plans and bounded by:

1. The unfinished upper surface of the concrete or wood subfloor of both first and second story floors, and the unfinished upper surface of the screened porch floor; and
2. The interior surface of all wall studs, the unfinished inside surface of door and window frames; the unfinished exterior surface of doors leading to and from the Unit; the exterior surface of window and door glass and porch screen; and
3. The unfinished lower surface of all ceiling joints of both first and second story ceilings and of the screened porch ceiling.

Each Unit consequently and further includes the following:

1. all window and door glass and mirrors;
2. all window and porch screens;
3. all exterior doors, including garage doors, screen doors and doors leading from the Unit onto the screened porch, except for their finished exterior surface;
4. all wallboard, and interior trim, and interior balustrades;
5. all interior doors, including the disappearing stairway to the attic;
6. all interior paint and finishes, whether applied to floors, walls, ceilings, cabinets or other woodwork and trim;
7. all carpet and sheet vinyl and related underlay and all ceramic tile, stone, brick, slate, hardwood, and parquet floors;
8. all built-in cabinets and shelves;
9. all interior lighting fixtures and the bulbs used in exterior lighting fixtures;
10. all exhaust fans and their ducts and the clothes dryer exhaust duct and vent;
11. the heating, ventilating, and air conditioning system, including the compressor located outside, serving such Unit exclusively;
12. all electric, telephone, cable television, and other wiring and receptacles, switches and breaker boxes contained in the floors, walls, and ceilings bounding such Unit and serving it exclusively;
13. all water, drain, sewer and vent pipes, and all conduits for wiring such Unit exclusively;

14. hot water heater and plumbing fixtures;
15. the door bell and its push button switch, smoke detectors and ceiling fans;
16. oven and range with hood, dishwasher, garbage disposal, and ice maker connections;
17. the fireplace and flue, terminating at and excluding the chimney cap, the mantel over the fireplace, the trim surrounding the fireplace opening and the hearth; and
18. those options listed in part I of Exhibit J which are actually installed in the Unit.

E. Optional Features. Exhibit J, listing optional features, is attached to and incorporated into this Master Deed by reference. The Grantor and purchasers who contract to buy early enough in the construction process may select from the list. All options are considered part of the Unit and are conveyed to the purchaser by Grantor's deed, except for that option listed in part II of Exhibit J, which is a limited common element.

F. Common Elements. All portions of the Property not encompassed and included within the Units are Common Elements. Except to the extent that the Grantor may own a Unit and thus an undivided fractional interest in the Common Elements, the Grantor shall not retain ownership of the Common Elements upon completion of development.

G. Limited Common Elements. The Limited Common Elements are those Common Elements which are appurtenant to and reserved for the use of a single Unit or group of Units to the exclusion of the other Units as follows:

1. The attics in each Unit, whether above the first story ceiling or the second story ceiling, are available for use solely by the occupants of that Unit. Use shall be confined to areas designated by the Board of Directors to ensure that the trusses are not overloaded.
2. The driveway extending to the garage of each Unit is reserved for use with the Unit which it serves,
3. All front porches, back patios, walkways, exterior steps and stairs, and their railings are reserved for use with the Unit to which they give access or from which they are directly accessible,
4. Exterior light fixtures are reserved for use with the Units having switches to control them,
5. The mailboxes mounted at various points along the streets shall be reserved for use by the Units designated on the boxes.
6. Each lakefront Unit has reserved for its use one wooden deck constructed at the bank of the lake.

H. General Common Elements. General Common Elements are those Common Elements the use of which are not reserved to a single Unit or group of Units as follows:

- 1. The land;
- 2. All walkways except the portions described in G.3., above;
- 3. Streets and cul-de-sacs;
4. Braces, fastenings, framing (including plates, studs, headers, joists, rafters, ridgeboards, and strongback), subflooring, piers, footings, slabs (including those upon which heating and air conditioning compressors are located), exterior walls (including sheathing, siding, brick veneer, trim, lattice and eaves), and roofs;
5. Landscaping, including the wall along the southwestern bank of the lake, and permanent signage at the entrance to the Property; and

6. All other portions or parts of the Property not described in Paragraph D of this Article as being included in a Unit or not described in Paragraph G of this Article as being a Limited Common Element.

I. Value. The value of each Unit is \$100,000. This value is fixed for the sole purpose of complying with the Act, is not intended to reflect the market value of the Units, and shall not prevent any Co-owner from fixing a different circumstantial value or sales price to his Unit in all types of acts and contracts.

The value of all Property, when fully developed, will be \$6,800,000, which is the sum of the values of the sixty-eight Units. Phase I Property is thus valued at \$2,200,000; Phase II, at \$2,200,000; and Phase III, at \$2,400,000. Exhibit I lists the value of each Unit and the value of the Property as each phase becomes fully developed.

J. Ownership of Common Elements. Ownership of the Common Elements is apportioned among and appurtenant to the Units based upon the relation of the value of each Unit to the value of all or part of the Property depending on the degree of development.

Until the time the first Phase II deed is recorded, there shall be appurtenant to each extant Phase I Unit (a) an undivided future interest in the Phase II and Phase III Common Elements, and (b) an undivided present interest in the Phase I Common Elements. A portion of this present interest is defeasible by the Grantor each time he records a revised Exhibit B showing as-built Units in Phase I, converting that portion of Common Elements to conveyable Units. Each Unit's present interest equals a fraction based upon the relationship of the value of the Unit to the value of all completed Phase I Units.

Until the first Phase II deed is recorded, Grantor shall own (a) all Common Elements in Phase II and Phase III in fee simple absolute and (b) that fraction of the Phase I Common Elements equal to the total of the fractional interests appurtenant to each Phase I Unit he owns, as such total is reduced from time to time by sales of his Units.

At the time the first Phase II deed is recorded, a portion of the undivided present interest in the Phase I Common Elements appurtenant to each Phase I Unit shall revert to Grantor. Each Unit's undivided future interest in the Phase II Common Elements shall become an undivided present interest. There shall then be appurtenant to each extant Unit in Phases I and II, (a) an undivided future interest in the Phase III Common Elements, and (b) an undivided present interest in the Phases I and II Common Elements. A portion of the present interest in Phase II Common Elements is defeasible by Grantor each time he records a revised Exhibit B showing as-built Units in Phase II, converting that portion of Phase II Common Elements into conveyable Units. Each Unit's present interest equals a fraction based upon the relationship of the value of the unit to the value of all completed Phase I and Phase II Units. Until the first Phase III deed is recorded, Grantor shall own (a) all the Common Elements in Phase III in fee simple absolute and (b) that fraction of Phase I and Phase II Common Elements equal to the total of the fractional interests appurtenant to each Phase I and Phase II Unit he owns, as that total is reduced from time to time by sales of his Units.

At the time the first Phase III deed is recorded, a portion of the undivided present interest in Phase I and Phase II Common Elements appurtenant to each Phase I and Phase II unit shall revert to Grantor. Each Unit's undivided future interest in Phase III Common Elements shall become an undivided present interest. There shall then be appurtenant to each extant Unit in all three phases an undivided present interest in the Common Elements of all three phases. A portion of the present interest in Phase III Common Elements is defeasible by Grantor each time he records a revised Exhibit B showing as-built Units in Phase III, converting that portion of Common Elements into conveyable Units. Each extant Unit's present interest equals a fraction based upon the relationship of the value of the Unit to the value of all completed Units in all three phases.

Sheet 1 of Exhibit I depicts the minimum fraction of undivided present interest each Unit owner shall have in Phase I Common Elements once Phase I is presently planned is fully developed. Sheet 2 of Exhibit I depicts the minimum fraction of undivided present interest each Unit owner shall have in Phase I and Phase II Common Elements once Phase I and Phase II are presently planned are fully developed. Sheet 3 of Exhibit I depicts the minimum

fraction of undivided present interest each Unit owner shall have in Common Elements of all three phases once all three phases as presently planned are fully developed.

At any point prior to the time a phase is fully developed, a Unit owner's present interest in the Common Elements is determined by dividing the Unit's value by the total of the values of all the Units depicted on Exhibit B plans as completed.

ARTICLE IV
SYSTEM OF ADMINISTRATION OF THE REGIME

A. Council, Board of Director, and Manager. Every Co-owner, as defined below, shall be a member of and constitute the Council of Co-owners (the Council), a non-profit corporation chartered under the name Lakeview at Ashborough Horizontal Property Regime, which shall be managed by a Board of Directors elected by and from the Co-owners and by an administrator (Manager) employed by the Board of Directors.

B. Owner. The term Co-owner means an individual, corporation, partnership, association, trust, or other legal entity, or any combination thereof, which owns a Unit. Unless Grantor owns a Phase I Unit, "Co-owner" shall not mean and include Grantor until such time as the first Phase II deed is recorded. Likewise, Grantor shall not be deemed a "Co-owner" as to Phase III Units until the first Phase III deed is recorded.

C. Bylaws. The Bylaws, labeled Exhibit K, attached and incorporated into this Master Deed by this reference, and any regulations adopted pursuant to the Bylaws, shall govern the Council and the administration of the Property. Article IX of this Master Deed outlines the only way in which the Bylaws may be modified or amended.

D. Voting. On all matters relating to the Regime upon which the Co-owners are entitled to vote, each Co-owner shall be entitled to cast one vote. The affirmative vote of a simple majority (51% or more of the value of the developed Property) shall be required to adopt decisions, unless the Master Deed or Bylaws specify a different majority for a particular act or decision. Exhibit I shows the total number of votes and total value of the property when each phase is fully developed. The Co-owners shall not be entitled to vote on any matter relating to Grantor's development of the Regime.

ARTICLE V
COMMON EXPENSES

A. Liability of Co-owners. The Co-owners shall contribute in proportion to their respective present interests in the Common Elements toward the following expenses (Common Expenses):

1. Expenses of administering, maintaining, repairing, or replacing the Common Elements as qualified by Article VI, Paragraph D of the Bylaws;
2. Expenses declared to be Common Expenses by the Act, this Master Deed, or the Bylaws;
3. Any expenses (including contributions to reserve funds) agreed upon as Common Expenses or lawfully assessed against the Co-owners as a group by the Council.
4. Insurance premiums paid by the Council in accordance with the provisions of this Master Deed and the Bylaws; and
5. Indemnification of Board of Directors members and Council officers as provided in Article XI, Paragraph D, of the Bylaws.
6. A working capital fund equal to twelve monthly payments of the annual assessment for each Unit, payable at the closing of the sale of each unit.

The liability of each Co-owner for the Common Expenses shall be limited to the amounts for which he is assessed from time to time in accordance with the Act, this Master Deed, and the Bylaws. As each Co-owner's respective present interest in Common Elements decreases with the addition of more Units to the

Regime, his respective share of Common Expenses likewise decreases. Each Co-owner's share of annual assessments shall so decrease effective the first day of the first whole month after Grantor records a revised Exhibit B which converts Common Elements to conveyable Units. The recording of a revised Exhibit B shall not change a Co-owner's proportion of special assessments for expenses incurred prior to the latest such recording. It shall not alter a Co-owner's individual assessment or contribution to the Working Capital Fund whatsoever. Annual, special and individual assessments and the Working Capital Fund are described in Article V of the Bylaws.

D. Liability of Co-owner. No Co-owner may exempt himself from liability for his contribution towards the Common Expenses by waiver of the use or enjoyment of the Common Elements or by abandonment of his Unit.

C. Sale of Unit. Upon the sale of a Unit, all unpaid assessments against any Co-owner for his prorata share of the Common Expenses shall first be paid out of the sales price or by the acquirer in preference over any other assessments or charges of whatever nature, except liens for taxes past due and unpaid, and payments due under mortgage instruments duly recorded. The purchaser of a Unit (other than a purchaser at foreclosure as described in Paragraph E of this Article) shall be jointly and severally liable with the seller for the latter's prorata share of Common Expenses up to the time of conveyance, without prejudice to the purchaser's right to recover from the seller the amounts paid by the purchaser as such joint debtor.

D. Lien on Unit. All sums assessed by the Council but unpaid for the share of the Common Expenses chargeable to any Unit shall constitute a lien on such Unit prior and superior to all other liens except only (i) tax liens on the Unit in favor of any assessing entity, and (ii) mortgage and other liens, duly recorded, encumbering the Unit. The manager or the Board of Directors may foreclose on such a lien by suit, in the same manner as that for a mortgage of real property. In any such foreclosure, the Co-owner must pay a reasonable rent for the Unit after the commencement of the foreclosure action, and the Plaintiff shall be entitled to the appointment of a receiver to collect the rent. The Manager or the Board of Directors shall have power to bid at the foreclosure sale, and to acquire, hold, lease, mortgage, encumber, and convey the Unit. Suit to recover a money judgment for unpaid Common Expenses may be maintained without foreclosing or waiving the lien.

E. Foreclosure Purchaser. Where the mortgagee or other purchaser obtains title to a Unit as a result of a mortgage foreclosure or a deed in lieu of foreclosure, such acquirer of title, his successors and assigns, shall not be liable for the share of the Common Expenses or assessments chargeable to such Unit accruing after the date of recording such mortgage but prior to the acquisition of title by such acquirer. Such unpaid share of the Common Expenses or assessments shall be deemed to be Common Expenses collectible from all Co-owners, including such acquirer, his successors and assigns.

G. Records. The Manager or the Board of Directors shall keep, or cause to be kept, a book with a detailed account, in chronological order, of the receipts and expenditures affecting the Property and its administration and specifying the maintenance and repair expenses of the Common Elements and any other expenses incurred. Both the book and the vouchers accrediting entries in it shall be available for examination by Co-owners at convenient hours on working days.

ARTICLE VI EASEMENTS, COVENANTS AND RESTRICTIONS

A. Use of Property. Each Co-owner shall be entitled to the exclusive ownership and possession of his Unit and shall use it solely for residential purposes and shall use the Common Elements in accordance with the purpose for which they were intended without hindering or infringing upon the lawful rights of other Co-owners. The Board of Directors shall resolve any question regarding the intended use of the Common Elements and the following are rules:

- (a) No one shall paint, decorate, or otherwise change the appearance of a Unit when viewed from outside the building without written approval from the Board of Directors.
- (b) No one may subdivide a Unit into a smaller unit or sell, lease or sublease any portion of a Unit without written approval from the Board of Directors.

(c) No one shall conduct or permit any practice or use of any Unit which annoys other Co-owners or occupants, or which interferes with the peaceful and safe use and enjoyment of their property, or which constitutes a violation of any laws, zoning ordinances, governmental regulations, or regulations of the Council. Each Co-owner is responsible for keeping his Unit clean and in good condition and repair.

B. Future easements. The Board of Directors may subsequently grant easements for the benefit of the Property. Each Co-owner, by the acceptance of the deed to his Unit, grants to the Board of Directors an irrevocable power of attorney to execute, deliver, and record for and in the name of each Co-owner, those instruments necessary and proper to the granting of such easements.

C. Easement to Grantor. The Property is subject to a non-exclusive easement into and upon and for passage over Regime Property in favor of the Grantor, his mortgagees, contractors, sub-contractors, agents, invitees, and assigns for construction and inspection of the Units and other improvements on the Property and for exhibition and sale of the Units.

D. Encroachments. If any portion of the Common Elements now encroaches upon any Unit, or if any Unit now encroaches upon any other Unit or upon any portion of the Common Elements, or if any such encroachment shall subsequently occur as a result of (i) settling or shifting of the Land or any improvement, (ii) repair, alteration, construction, or reconstruction of the Common Elements made by or with the consent of the Council; (iii) repair or reconstruction of a Unit following damage by fire or other casualty; (iv) condemnation or eminent domain proceedings; or (v) development of Phases II and III, a valid easement shall exist for such encroachment and for the maintenance of the same.

E. Right of Access. The Council shall have the irrevocable right, to be exercised by the Manager or the Board of Directors, to have access to each Unit from time to time during reasonable hours, as may be necessary for the inspection, maintenance, repair, or replacement of any of the Common Elements or the making of emergency repairs necessary to prevent damage to the Property.

F. Maintenance of Common Elements. The maintenance, repair, and replacement of the Common Elements and the making of any additions or improvements to the Common Elements shall be carried out only as provided in the Act, this Master Deed, and the Bylaws.

G. Prohibited Work. A Co-owner shall not make any additions or improvements to or do any work upon the Common Elements or make any structural alteration of his Unit without first (1) having plans and specifications approved by the Board of Directors, and (2) depositing with the Board funds sufficient (in the sole discretion of the Board) to defray all costs, including attorney's fees, of amending this Master Deed and recording such amendment. The Board of Directors shall not approve any addition or improvement which in the Board's judgment would jeopardize the soundness or safety of the Property or reduce the value of the Property. No change in the exterior appearance of any part of any building is allowed unless pursuant to a plan adopted by the Board to change the overall exterior appearance of the building.

H. Partition. The Common Elements shall remain undivided and shall not be the object of any action for partition or division. Any covenant to the contrary shall be null and void.

I. Restrictions and Easements of Record. The Property is subject to the following restrictions and easements in addition to those shown on a recorded plat or on the Exhibits to this Master Deed or referred to elsewhere in this Master Deed:

1. An easement to the Commissioners of Public Works of the City of Charleston for a water tunnel recorded in Deed Book 71 at Page 106, Clerk of Court's office, Dorchester County, South Carolina;

2. A Declaration of Restrictive and Protective Covenants recorded in Deed Book 404 at Page 572, Clerk of Court's office, Dorchester County, South Carolina;

3. An Indenture for easement to South Carolina Electric and Gas

Company recorded in Deed Book 170 at Page 169, Clerk of Court's office, Dorchester County, South Carolina;

4. A Right-of-Way Easement to Southern Bell Telephone and Telegraph Company dated December 11, 1984, and recorded in the Office of the Clerk of Court of Dorchester County in Deed Book 532 at page 250.

5. An easement to the Commissioners of Public Works of the Town of Summerville to operate and maintain water and sewer systems, dated January 24, 1985, and recorded in the Dorchester County Clerk of Court's office in Deed Book _____ at Page _____.

6. A mortgage in favor of August-Kohn and Company, Incorporated, to secure a loan for the construction of the Units and other improvements, recorded in Mortgage Book 499 at Page 632, Clerk of Court's office, Dorchester County, South Carolina;

ARTICLE VII
INSURANCE

The Council shall insure the Property against risks without prejudice to the right of each Co-owner to insure his Unit for his own account and for his own benefit.

ARTICLE VIII
REPAIR AND RESTORATION

A. When Required. In case of fire or other disaster, the Council must apply any insurance proceeds to reconstruct the Property, except as provided below. Reconstruction is not compulsory when two-thirds or more of the Property needs reconstruction. In the latter situation, unless otherwise unanimously agreed upon by the Co-owners, the Council must divide and deliver the insurance proceeds prorata to the Co-owners (and their mortgagees, if any) entitled to it in accordance with provisions made in the Bylaws. Any reconstruction shall be carried out as provided for in the Bylaws.

B. Costs. When the Property is not insured or when the insurance proceeds are insufficient to cover the costs of reconstruction, the rebuilding costs shall be paid as provided in the Bylaws, unless decided otherwise by unanimous resolution adopted by the Co-owners, subsequent to the date on which the fire or other disaster occurred.

ARTICLE IX
AMENDMENTS

A. By Co-owners. This Master Deed and the Bylaws may be amended from time to time by resolution adopted by the affirmative vote of the Co-owners owning two-thirds of the total value of the developed Property subject to the following conditions:

1. No amendment by the Co-owners shall alter the dimensions of a Unit or the percentage of the interest in the Common Elements appurtenant thereto without the consent of the Co-owner of such Unit; and
2. No amendment by the Co-owners shall be effective during a period of forty-eight months from the recording of this Master Deed without the consent of the Grantor so long as Grantor owns any Unit.

The consent of the Grantor shall not be required if the purpose of the amendment is to more accurately describe a Unit or any other part of the Property.

B. By Grantor. Grantor reserves unto himself and his successors and assigns, including any purchaser at foreclosure sale, the right to make the supplementary filings referred to in Article II and to amend this Master Deed and the Bylaws at any time within forty-eight months from the recording of this Master Deed, without the consent of the Co-owners, for any lawful purpose, including the right to rededicate Units and improvements now under construction or to be constructed.

C. Mortgage Approval. So long as the construction loan referred to in Article VI, Paragraph 1, Item 5, is outstanding, the consent of the construction lender shall be necessary before any Master Deed amendment other than the Article II supplemental filings is effective.

D. Consent of Co-owner. Each Co-owner shall be deemed by his acceptance of a deed to his Unit to have consented to the powers of amendment

here reserved by Grantor and to any amendments executed by Grantor pursuant to such powers.

E. Recording. No amendment to this Master Deed shall be effective unless and until recorded in accordance with the Act.

ARTICLE X
GRANTOR

A. Rights as Co-owner. Grantor is the initial owner of each Unit and shall be entitled to exercise all rights appurtenant to the Unit until such time as Grantor has conveyed title to another person.

B. Approval of Amendments. During the period specified in Article IX, Paragraph A, Item 2, when Grantor must agree to Master Deed and Bylaw amendments, Grantor shall be entitled to withhold approval for any reason.

C. Successors. The term "Grantor" shall include any person who succeeds to the title of Grantor (i) by sale, assignment or devise of all the interest of Grantor in the Property, if the instrument of sale, assignment or devise expressly so provides, or (ii) by exercise of a right of foreclosure or power of sale granted in or conveyed by any mortgage given by Grantor and recorded prior to the recording of this Master Deed. Any such person shall be entitled to exercise all rights and powers conferred upon Grantor by the Act, this Master Deed, and the Bylaws.

ARTICLE XI
MISCELLANEOUS

A. Application. All Co-owners, tenants of Co-owners, employees of Co-owners and tenants, or any other person that may in any manner use the Property shall be subject to the Act, this Master Deed, the Bylaws, and the Regulations. The covenants, covenants, restrictions, and conditions in this Master Deed run with the Property and bind and inure to the benefit of any person having an interest in the Property.

B. Compliance. Each Co-owner shall comply strictly with the Bylaws and Regulations, as either may be amended from time to time, and with the covenants, conditions and restrictions set forth in this Master Deed or in the deed to his Unit. Failure to comply shall be grounds for an action to recover sums due for damages or injunctive relief, or both, maintainable by the Manager, the Board of Directors, or, in a proper case, an aggrieved Co-owner.

C. Property Taxes. This state, any political subdivision, any special improvement district or any other taxing or assessing authority shall assess and collect taxes, assessments and other charges on each individual Unit, each of which shall be carried on the tax books as a separate and distinct entity for that purpose, and not on a building or Property as a whole. No forfeiture or sale of a building or Property as a whole for delinquent taxes, assessments or charges shall ever divest or in any way affect the title to an individual Unit so long as taxes, assessments and charges on the individual Unit are currently paid.

D. Waiver. Any failure to enforce a provision of this Master Deed shall not be deemed an abrogation or waiver of the right to enforce the provision, regardless of the number of violations or breaches which may have occurred.

E. Conflicts. In the event that any of the provisions of this Master Deed conflict with the provisions of the Act, the Act shall control.

F. Severability. The provisions of this Master Deed are severable, and the invalidity of one or more provisions shall not be deemed to impair or affect in any manner the validity, enforceability, or effect of the remainder.

G. Captions. The captions are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Master Deed or the intent of any provision of it.

H. Gender and Number. All pronouns shall be deemed to include the masculine, the feminine, and the neuter and the singular shall include the

plural, and vice versa, whenever the context requires or permits.

I. Termination. All the Co-owners or the sole Co-owner of the Property may waive the Regime and regroup or merge the records of the Units with the Common Elements, provided that the Units are unencumbered, or, if encumbered, that the creditors on whose behalf the encumbrances are recorded agree to accept as security the undivided portions of the Property owned by the debtors.

J. Acceptance of Deed to a Unit. In addition to the consequences set out in Article II, Paragraph F, and in Article VI, Paragraph B, the acceptance of a deed of conveyance, the entering into of a lease, or any other occupancy or use of a Unit shall constitute (1) an acceptance and ratification of the provisions of the Master Deed by such Co-owner, tenant, or occupant, and (2) an acknowledgment by the Co-owner, tenant, or occupant that the Grantor makes no implied or express warranties relating to the Unit or to Common Elements except for such warranties as are contained in the general warranty deed conveying the same.

K. Assignment of Warranties. All contractual warranties running in favor of the Grantor in connection with the construction of the Units and the installation of material, equipment, and appliances shall accrue to the benefit of and are hereby assigned to the respective Co-owners or the Council as appropriate.

L. Rights of Grantor. Grantor shall have no legal rights and obligations vis-a-vis the Regime except (1) those incumbent upon the Manager of the Regime while he is serving as Manager (2) those attendant to his status as Co-owner of a Unit during such time as he may own a Unit, (3) those incumbent upon him as Developer of the three phases, and (4) those set out in this Master Deed.

IN WITNESS WHEREOF, Lakeview Limited Partnership has caused these presents to be executed this 12 day of March, 1985.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

LAKEVIEW LIMITED PARTNERSHIP, A SOUTH CAROLINA LIMITED PARTNERSHIP

By: TEAM ASSOCIATES, A SOUTH CAROLINA GENERAL PARTNERSHIP

By: George S. Cuthbert III
George S. Cuthbert, III
Its duly authorized general partner

Jan M. Bulluck
Patrick R. Watts

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

I, Patrick R. Watts, personally appeared before me Jan M. Bulluck who, on oath says that (s)he saw the within named Lakeview Limited Partnership, a South Carolina limited partnership, by Team Associates, a South Carolina General Partnership, by George S. Cuthbert, III, its duly authorized general partner, execute the within written Master Deed, and that (s)he with Patrick R. Watts witnessed the execution thereof.

SWORN to before me this 12th day of March, 1985.

Patrick R. Watts
Notary Public for South Carolina
My Commission expires: Dec 4, 1984

Jan M. Bulluck

b/D20

VOL 534 MAY 192

LIST OF EXHIBITS
TO MASTER DEED OF
LAKEVIEW AT ASHBOROUGH
HORIZONTAL PROPERTY REGIME

- A PLAT OF 14.056 ACRES AS RECORDED IN PLAT CABINET
E AT SLIDE 47 IN DORCHESTER COUNTY LAND RECORDS
- D-1 PLAT SHOWING PHASE I BUILDINGS AND IMPROVEMENTS IN
EXISTENCE AT TIME MASTER DEED RECORDED
- C-1 PLOT PLAN SHOWING PLANNED LOCATIONS FOR ALL PROPOSED
BUILDINGS AND IMPROVEMENTS FOR ALL PHASES
- D BUFFLEHEAD ELEVATIONS AND FLOOR PLANS
- E HALLARD ELEVATIONS AND FLOOR PLANS
- F GADWAL ELEVATIONS AND FLOOR PLANS
- G TEAL ELEVATIONS AND FLOOR PLANS
- H OPTIONAL FIREPLACE LOCATIONS WITH ROOF-CHIMNEY
APPLICATIONS
- I LIST OF UNIT DESIGNATIONS, TYPES, VALUES, VOTE, AND
APPURTENANT FRACTIONAL INTEREST IN COMMON ELEMENTS
- J OPTIONAL FEATURES
- K BYLAWS