

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MASTER DEED ESTABLISHING
CREEKSIDE HORIZONTAL
PROPERTY REGIME

THIS MASTER DEED, made this 28th day of March, 84, by U.S. Retirement Corporation, a South Carolina corporation, hereinafter called "Developer";

WITNESSETH:

WHEREAS, Developer is the owner in fee simple of certain real estate in the City of Greenville, County of Greenville, State of South Carolina, being the property hereinafter described; and

WHEREAS, the Developer intends by this Master Deed to submit said property to the provisions of the Horizontal Property Act of South Carolina (Title 27, Chapter 31 of the Code of Laws of the State of South Carolina, 1976, as amended);

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Developer does hereby make and declare this Master Deed creating and establishing a plan for dwelling ownership for "Creekside Horizontal Property Regime," being the Property and Improvements hereinafter described.

I.

DEFINITIONS

For purposes for this Master Deed, the following terms shall have the meanings set forth below:

(a) "Building" means a structure or structures containing in the aggregate two or more Units, comprising a part of the Property;

(b) "Co-owner" means a person, firm, corporation, partnership, association, trust, or other legal entity, or any combination thereof, who owns an Unit within any Building;

(c) "General Common Elements" means and includes:

- (1) The land described herein including that portion of the land on which the Building(s) are or will be located;
- (2) The foundations, main walls, roofs, halls, lobbys, stairways and entrance and exit or communication ways;
- (3) The basements, flat roofs, yards and gardens, except as otherwise specifically stipulated herein;

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