

Section 3. "Properties" shall mean and refer to the properties covered, as defined in Article I, and such additions hereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the owners. The Common Area to be owned by the Association at the time of execution of this documents is described as follows:

All that certain piece, parcel or lot of land, being shown as a 12.23 acre tract of land according to the Plat, and labelled "Tract A" on said Plat;

ALSO: All that certain piece, parcel or lot of land, shown as 3.19 acre tract of land according to the Plat, labeled "Tract B", less, however, that portion shown as Lot 199 on the Revised Plat recorded in Plat Book 4R, page 95;

ALSO: All that piece, parcel or lot of land shown as 1.24 acre tract of land, according to the Plat, labeled "Tract D" on said Plat.

Section 5. "Lot" shall mean and refer to any plot of land covered by these Restrictions with the exception of the Common area.

Section 6. "Builder" shall mean any person who acquires title to any lot for the purpose of constructing thereon improvements for resale prior to occupancy.

Section 7. "Person" shall include any natural person, partnership, joint venture, corporation, or other entity cognizable under the laws of South Carolina.

#### ARTICLE III.

Section 1. Owner's Easements and Rights of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every lot, subject to the following provisions:

(a) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;