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DONNIE S. STANKERSLEY  
R.M.C.

Declaration of  
Covenants, Conditions and Restrictions  
for  
Pebble Creek Development  
Phase IV *Sec I & II*

This Declaration (hereinafter called the "Declaration") is made by Pebblepart, a South Carolina Limited Partnership, hereinafter called "Developer", acting herein by and through its General Partner, Pebble Creek Development Corp., a South Carolina Corporation.

WITNESSETH:

WHEREAS, Developer is the owner of all those certain pieces, parcels, or lots of land, known and designated as Pebble Creek, Phase IV, Sections I & II, plats of the respective sections being recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 7C, at Pages 46 and 47, which plats are by reference made a part hereof for all purposes; and

WHEREAS, Developer desires to create and sustain a high level of environmental and aesthetic quality within the said Phase IV, Sections I & II of Pebble Creek Development for the mutual benefit of each property owner and resident by ensuring an orderly development pattern, and the protection and enhancement of desirable environmental and aesthetic conditions.

NOW, THEREFORE, to create and sustain such environmental and aesthetic qualities, Developer hereby adopts and establishes the following covenants, conditions and restrictions and hereby declares that the real property hereinabove described is and shall be held, transferred, sold, conveyed, used, occupied and mortgaged or otherwise encumbered subject to said Covenants, Conditions and Restrictions (hereinafter sometimes collectively referred to as "Restrictions").

ARTICLE I

DEFINITIONS

Section 1. Phase IV shall mean and refer to the total development area within Sections I & II of Phase IV and their constituent parts established by Developer, as shown on the plats recorded in the R.M.C. Office for Greenville County in Plat Book 7C, at Pages 46 and 47.

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