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DECLARATION OF COVENANTS AND RESTRICTIONS FOR
CHANTICLEER TOWNHOUSES, INC., GREENVILLE, SOUTH CAROLINA
AND PROVISIONS FOR
CHANTICLEER TOWNHOUSE PROPERTY OWNERS' ASSOC., INC.

THIS DECLARATION, made this 10th day of October,
1979, by CHANTICLEER TOWNHOUSES, INC., a South Carolina
corporation with its principal place of business at Greenville,
South Carolina, hereinafter called "Company."

W I T N E S S E T H:

WHEREAS, Company is the owner of the real property described
in Article II of this Declaration and desires to create thereon a
planned community known as Chanticleer Townhouses with open
spaces, roadways, recreational facilities, landscaped areas, and
similar Common Properties for the benefit of the said Community;
and

WHEREAS, Company desires to provide the preservation of the
values and amenities in said Community and for the maintenance of
open spaces, landscaped areas, roadways, recreational facilities,
and for the planting of trees and groundcovers on the Common
Properties; and, to this end desires to subject the real property
described in Article II, together with such additions as may
hereafter be made, as provided in Article II to the covenants,
restrictions, easements, affirmative obligations, charges and
liens hereinafter set forth, each and all of which is and are
hereby declared to be for the benefit of said property and each
and every owner of any and all parts thereof; and

WHEREAS, Company has deemed it desirable, for the efficient
preservation of the values and amenities in said Community, to
create an agency to which should be delegated and assigned the
power and authority of maintaining and administering and enforc-
ing the covenants and restrictions governing the same and
collecting and disbursing all assessments and charges necessary
for such maintenance, administration and enforcement, as herein-
after created; and

WHEREAS, Company has caused to be incorporated under the
laws of the State of South Carolina, as a non-profit corporation,
CHANTICLEER TOWNHOUSE PROPERTY OWNERS' ASSOC., INC. for the purpose
of exercising the functions aforesaid, and which are hereinafter
more fully set forth.

RECORD

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