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Declaration of
Covenants, Conditions and Restrictions
For
Pebble Creek Development
Phase X, Section I

This Declaration (hereinafter called the "Declaration") is made by Pebblepart, Ltd., 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 X, Section I, as shown on a Plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-P, at Page 58, which plat is 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 X, Section I 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 X, Section I shall mean and refer to the total development area within Section I of Phase X and their constituent parts established by Developer, as shown on the plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-P at Page 58.

Section 2. "Subdivision" shall mean the division or redivision of any portion of Phase X, Section I into two or more lots for the purpose, whether immediate or future, of sale or development.

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