

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR HUNTERS RIDGE
CONDOMINIUMS

WHEREAS, Hunters Ridge, a Limited Partnership, hereinafter sometimes called "Declarant" is the owner of the property hereinafter described in Exhibit "A" annexed hereto and made a part hereof by reference, and hereinafter called the "Property," and

WHEREAS, Declarant intends to subject the Property to the Horizontal Property Act of South Carolina to form a condominium regime known as "Hunters Ridge Horizontal Property Regime", hereinafter sometimes called "Hunters Ridge" on which Property the Declarant proposes to construct no more than one hundred thirteen (113) units, and

WHEREAS, Declarant intends to construct a clubhouse, a swimming pool and two all-weather tennis courts, and the land on which they are constructed, and the private street to be known as Hunters Way, to a South Carolina corporation known as "Hunters Ridge Association of Residence Owners, Inc." hereinafter called "Homeowners' Association," and

WHEREAS, membership in the Homeowners' Association shall consist of the condominium unit owners, and the within covenants, conditions and restrictions are imposed against the Property for the purpose of protecting the value and desirability of said Property, and to insure the systematic, uniform and harmonious operation, repair and maintenance of said clubhouse, swimming pool and tennis courts and private street.

NOW, THEREFORE, Declarant hereby declares that the Property described in Exhibit "A" shall be held, sold and conveyed subject to the following easements, restrictive covenants and conditions, which shall be deemed to run with the land and shall be binding upon Declarant, its successors and assigns, and every person acquiring or owning an interest in the Property, his grantees, heirs successors and assigns.

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