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JONES  
WATERSLEY  
R.M.C.

BOOK 1159 PAGE 972

DECLARATION OF COVENANTS AND RESTRICTIONS

FOX RIDGE AT PEBBLE CREEK

PHASE II

THIS DECLARATION made this 31st day of July, 1981, by PREFERRED HOMES, INC. (hereinafter called "the Developer"), a corporation organized and existing under the laws of the State of South Carolina, having its principal place of business in Greenville County, South Carolina.

WHEREAS, heretofore on or about the 11th day of October, 1979, UNITED DEVELOPMENT SERVICES, INC. did place certain Covenants and Restrictions on a subdivision known as Fox Ridge at Pebble Creek, Phase I, which Covenants and Restrictions were recorded in the R.M.C. Office for Greenville County in Deed Book 1117 at Page 848, and,

WHEREAS, PREFERRED HOMES, INC. has developed property adjoining Fox Ridge at Pebble Creek, Phase I, which new development is known as Fox Ridge at Pebble Creek, Phase II, and the plat of said tract is recorded in the R.M.C. Office for Greenville County in Plat Book 7-X at Page 90, and,

WHEREAS, it is the desire of the Developer, PREFERRED HOMES, INC., to place covenants and restrictions on the subdivision known as Fox Ridge at Pebble Creek, Phase II, that are compatible with the Covenants and Restrictions on Phase I.

NOW, THEREFORE, know all these men by these presents that the Covenants and Restrictions as recorded in the R.M.C. Office for Greenville County in Deed Book 1117 at Page 848 and following shall apply in full to Fox Ridge at Pebble Creek, Phase II, with the following exceptions:

I.

Paragraph 2.7 of said Covenants and Restrictions shall be deleted and in lieu thereof the following shall be inserted:

2.7 Square Footage Minimums. No residence or dwelling shall be constructed on any Numbered Lot shown on the Plat containing less than 1,550 square feet of floor space, exclusive of porches, screened and unscreened, garages and breezeways. No story and one-half residence, two-story residence or split-level residence shall be constructed on any Numbered Lot containing less than 1,550 square feet of floor space exclusive of porches, screened and unscreened, garages and breezeways, and first floor to have 1,000 square feet.

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