STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS by Collins Creek, Inc. and created in accordance with the laws of the State of South Carolina, hereinafter referred to as "DECLARANT".

W I T N E S S E T H:

WHEREAS, Declarant is the owner of that certain tract of land in the County of Greenville, State of South Carolina, which is shown on plat thereof prepared by C.O. Riddle, R.L.S., dated July 19, 1982, recorded in the Greenville County RMC Office in Plat Book 8-P at Page 98, entitled "Section Three, Collins Creek".

NOW, THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictive covenants and conditions, which are hereby imposed against the property described above for the purpose of protecting the value and desirability of said property and to insure the systematic, uniform and harmonious development of said property into a subdivision; that the covenants, conditions and restrictions hereinafter set forth shall run with the real property described above and be binding upon all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof until January 1, 2010, at which time said covenants, conditions and restrictions shall be automatically extended for successive period of ten (10) years each unless, by vote of a majority of the then owners of the lots into which the property described above shall have been developed, the within covenants, conditions and restrictions are changed or amended, in whole or in part. In the event such vote shall take place, such vote shall be cast by the legal title holder of each individual lot, provided, however, that only one vote shall be cast