

RECORDED
307
DONNIE
R.M.C.
GREENVILLE, S.C.
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MAYERSLEY

THIS DECLARATION OF RECIPROCAL RIGHTS AND EASEMENTS AND RESTRICTIVE COVENANTS (the "Declaration") is made and declared this 28th day of SEPT., 1982, by Orchard Park Associates, a South Carolina partnership (the "Owner");

W I T N E S S E T H:

WHEREAS,

1. Owner is the owner of certain real property (the "Property") at the intersection of Orchard Park Drive and Haywood Road in the City of Greenville, Greenville County, South Carolina, the same being shown upon a plat entitled the "Atrium at Orchard Park, Phase I" prepared by Arbor Engineering, Inc. which has been recorded in the R.M.C. Office for Greenville County in Plat Book 9-F, at Page 14, (the "Plat").

2. As shown upon the Plat, the Property has been divided into parcels which are numbered thereon as Lot Nos. 1A, 1B, 2 and 3 (the "Lots"). Owner intends to sell the Lots to lot purchasers (the "Lot Owners") in due course.

3. In addition to the Plat, Owner has caused a site plan (the "Site Plan") of the Property to be developed by Arbor Engineering, Inc., a copy of which is attached hereto as Exhibit A and incorporated herein by reference, which Site Plan indicates the areas to be utilized by the respective Lot Owners within the Property for the location of buildings, landscaping, parking of automobiles, and the movement of traffic, both pedestrian and vehicular.

4. Owner has determined it to be desirable to create and establish easements for ingress and egress, traffic circulation, and automobile parking throughout the Property in order to facilitate its

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