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STATE OF SOUTH CAROLINA

DECLARATION (MASTER DEED) ESTABLISHING CREEK VILLAS HORIZONTAL PROPERTY REGIME

COUNTY OF GREENVILLE

Coker Builders, Inc., having its principal office at Box 8, Turbeville, County of Clarendon, State of South Carolina, hereinafter referred to as the Grantor, or Declarant, or Developer, as the sole owner in fee simple of the land and improvements hereinafter described does hereby make, declare and publish its intention and desire to submit and does hereby submit the lands and buildings hereinbelow described (Phase I), including all easements, rights and appurtenances thereto belonging to a Horizontal Property Regime (sometimes termed "condominium" ownership to be known as Creek Villas, a Horizontal Property Regime) in the manner provided for by Sections 27-31-10 through 27-31-300 (both inclusive) of Chapter 31 entitled "Horizontal Property Act of the 1976 Code of Laws of South Carolina" as amended. In conformity with Sections 27-31-10 and 27-31-100 of said Act, the Developer sets forth the following Particulars:

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- 1. Property Generally. The property described in Exhibit A hereto attached and made a part hereof owned by Coker Builders, Inc. constitutes the property being hereby subject to the Horizontal Property Regime.
- 2. Survey and Description of Improvements. Annexed hereto and expressly made a part hereof, as Exhibit A is a plot plan showing the location of the building and other improvements, a set of floor plans of the buildings which show graphically dimensions, area and location of each dwelling and dimensions, area and location of common elements affording access to each dwelling. Each dwelling is identified by specific number on said Exhibit A and no dwelling bears the same designation as any other dwelling.
- Additional Phases. In addition to the lands with improvements 3. thereon in Phase I the Developer intends to complete construction of additional dwellings on property contiguous or near to the property described in Exhibit A. The additional property shall be referred to as Phase II and is shown on a plat of said property showing parcel A (Phase I) and parcel B (Phase II) by Arbor Engineering, Inc. In the event the Developer exercises its right and option to add Phase II the property of said phases will become an integral part of Creek Villas Horizontal Property Regime once appropriate amendments to the Master Deed have been filed as hereinafter provided. Phase II, if constructed and submitted, shall contain an aggregate of two dwellings having similar design as those dwellings located in Phase I which shall be similar in size and shape but whose interior shall not be similar. Further, there is reserved by the Developer for itself, its successors and assigns, in, over, across, under and upon the property shown as Phase I and Phase II all easements and rights of ingress and egress necessary and convenient for the construction of the said Phase II which such easements shall remain in full force and

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