STATE OF SOUTH CAROLINA

DECLARATION OF COVENANTS AND
RESTRICTIONS FOR SUMMIT X,
PARIS MOUNTAIN, GREENVILLE,
SOUTH CAROLINA, AND
PROVISIONS FOR THE SUMMIT X
ASSOCIATION, INC.

AN 21 4 25 FH 76 DOMNIE S. TANNERSLEY

THIS DECLARATION, made this the 15 day of 1, A.D. 1976, by JOE W. HILLER, d/b/a SUMMIT X, of Greenville, South Carolina, hereinafter called "Developer".

WITNESSETH:

WHEREAS, Developer is the owner of the real property described in "Exhibit A" of this Declaration and desires to create thereon a residential community known as Summit X with parks, wildlife sanctuaries, open spaces, roadways, and other common facilities for the benefit of the said community; and

WHEREAS, Developer desires to provide for the preservation of the values and amenities in said community and for the maintenance of said wildlife sanctuaries, open spaces, roadways and other common facilities; and, to this end desires to subject the real property described in "Exhibit A" to the covenants, restrictions, easements, affirmative obligations, charges and liens hereinafter set forth each and all of which is and are hereby declared to be for the benefit of said property and each and every owner of any and all parts thereof; and

WHEREAS, Developer has deemed it desirable, for the efficient preservation of the values and amenities in said community, to create an agency to which should be delegated and assigned the power and authority of maintaining and administering the community properties and facilities and administering and enforcing the covenants and restrictions governing the same and collecting and disbursing all assessments and charges necessary for such maintenance, administration and enforcements, as hereinafter created; and

WHEREAS, Developer has caused to be incorporated under the laws of the State of South Carolina, as a non-profit corporation, SUMMIT X ASSOCIATION, INC., for the purpose of exercising the functions aforesaid, and which are hereinafter more fully set forth,

NOW, THEREFORE, the Developer declares that the real property described in "Exhibit A" is and shall be held, transferred, sold, conveyed, leased, occupied and used

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