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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS

RECORDED
5-11-81
S.C.

THIS DECLARATION, made on the 11th day of November 1981
COMPANY, a South Carolina corporation of Greenville, Greenville County, South
Carolina, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Greenville, County of
Greenville, State of South Carolina, which is more particularly described as:
ALL that certain piece, parcel or tract of land situate, lying and being in the
State of South Carolina, County of Greenville, as is more fully shown on a plat
entitled "Wenwood Towns, Phase I, Section I", prepared by Heaner Engineering Co.,
Inc. dated April 1, 1981 and recorded in the RMC Office for Greenville County
in Plat Book 7-X at Page 92, and having such metes and bounds as shown in
Exhibit "A", the same being incorporated herein by reference.

NOW, THEREFORE, Declarant hereby declares that all of the properties described
above shall be held, sold and conveyed subject to the following easements, restrictions,
covenants, and conditions, which are for the purpose of protecting the value and
desirability of, and which shall run with the real property and be binding on all parties
having the 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.

ARTICLE I.

DEFINITIONS

Section 1. "Association" shall mean and refer to WENWOOD TOWNS ASSOCIATION,
INC., its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or
more persons or entities, of a fee simple title to any lot which is a part of the Properties,
including contract sellers, but excluding those having such interest merely as security
for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property herein-
before described, and such additions thereto as may hereafter be brought within the
jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property owned by the Association
for the common use and enjoyment of the owners. The Common Area to be owned by the
Association at the time of the conveyance of the first lot is described as follows:

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