

Declaration of
Covenants, Conditions and Restrictions
for
Pebble Creek Development
Phase II, Section III

This Declaration (hereinafter called the "Declaration") is made by Pebblepart, a South Carolina limited partnership, hereinafter called "Developer", acting herein by and through its General Partner, Pebble Creek Development Corp., a South Carolina corporation.

WITNESSETH:

WHEREAS, Developer is the owner and developer of Phase II, Section III, of Pebble Creek Development, a tract of land described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes, according to the map thereof recorded in the RMC Office for Greenville County, South Carolina in Plat Book 64, at page 87; and

WHEREAS, Developer desires to create and sustain a high level of environmental and aesthetic quality within the said Phase II, Section III, of Pebble Creek Development for the mutual benefit of each property owner and resident by ensuring an orderly development pattern, and the protection and enhancement of desirable environmental and aesthetic conditions.

NOW, THEREFORE, to create and sustain such environmental and aesthetic qualities, Developer hereby adopts and establishes the following covenants, conditions and restrictions and hereby declares that the real property described on Exhibit "A" hereto is and shall be held, transferred, sold, conveyed, used, occupied and mortgaged or otherwise encumbered subject to said covenants, conditions and restrictions (hereinafter sometimes collectively referred to as "restrictions").

ARTICLE I

DEFINITIONS

Section 1. "Section III" shall mean and refer to the total development area and its constituent parts established by Developer, as shown on Exhibit "A" attached hereto.

Section 2. "Subdivision" shall mean the division or redivision of any portion of Section III into two or more Lots for the purpose, whether immediate or future, of sale or development.

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