

FILED
GREENVILLE CO S.C.

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STATE OF SOUTH CAROLINA)
R.H.C.)
COUNTY OF GREENVILLE)
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR KELLETT PARK

THIS DECLARATION, made on the date hereinafter set forth by Kellett Park, Inc., a South Carolina Corporation, hereinafter referred to as the "Declarant";

W I T N E S S E T H:

WHEREAS, the Declarant is the owner of certain property in Greenville County, South Carolina, which is more particularly described as Exhibit A, attached hereto; and

WHEREAS it is contemplated that the development will be in several stages, at the completion of which, a separate plat will be prepared and filed with the Register of Mesne Conveyances for Greenville County; and,

WHEREAS, the first phases have been completed to the extent that plats thereof have been prepared and Declarant intends to convey lots in the first and second phase, as well as subsequent phases, subject to a uniform systems of covenants, conditions, restrictions, heirs and changes as hereinafter set forth;

NOW, THEREFORE, Declarant hereby declares that all of the property described in Exhibit B shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the real property. These easements, restrictions, covenants, and conditions shall run with the title to the property and shall be binding on all parties having or acquiring any right, title or interest in the property or any part

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