

FILED
CO. S. C.
JUL 20 1983
DONALD W. YANKERSLEY
R.M.C.

va 1181-368

Declaration of

Protective Covenants, Conditions and Restrictions

for

PEBBLE CREEK P.U.D.

Phase IX, Section II A

0368

THIS DECLARATION (hereinafter called the "Declaration") is made by Pebblepart, Ltd., 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 of all those certain pieces, parcels, or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being shown as lots numbered 1 through 13, inclusive, on a plat of Phase IX, Section II A of Pebble Creek P.U.D. prepared by Arbor Engineering, Inc., dated February 11, 1981, said plat being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book at Page _____, which plat is by reference made a part hereof for all purposes; and

WHEREAS, Developer desires to restrict the use of Lots 1 through 13 as shown on the above mentioned plat in order to create and sustain a high level of environmental and aesthetic quality within the area, to increase the attractiveness of the area, insure a uniform scheme of quality, construction and appearance in the construction, placement and design of all improvements to be built upon the said property for the mutual benefit of each property owner and resident;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Developer does hereby adopt and establish the following protective covenants, conditions and restrictions and hereby declares that the real property hereinabove described is and shall be held, transferred, sold, conveyed, used, occupied, and mortgaged or otherwise encumbered subject to said protective covenants, conditions and restrictions (hereinafter sometimes collectively referred to as "Restrictions").

4328 PV-21