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GREENVILLE, CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

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DECLARATION OF COVENANTS AND RESTRICTIONS

HOLLY TREE PLANTATION

PHASE I

THIS DECLARATION made this 1st day of May, A. D., 1973, by HOLLY TREE PLANTATION, a Limited Partnership organized and existing under the laws of the State of South Carolina having its principal place of business in Greenville County, South Carolina.

WHEREAS, the Developer is the owner of the Real Property of this Declaration and desires to create a residential community in accordance with a uniform plan of development to preserve property values, to maintain open spaces and the natural beauty of the Real Property, to guard against construction thereon of poorly designed or proportioned structures built of improper or unsuitable materials, to obtain a harmonious architectural scheme and to create a livable environment, for the benefit of future purchasers of the Real Property.

WHEREAS, the Developer deems it desirable to accomplish the said purpose to create an Architectural Committee and Homeowners Association and to which should be delegated the powers of administration of some of the aforesaid functions and of collecting and disbursing the assessments hereinafter provided.

NOW, THEREFORE, for and in consideration of the aforerecited considerations and in further consideration of the mutual covenants, conditions, reservations, servitudes and easements herein created for the benefit of the Developer, its successors and assigns and the future owners of the Real Property the Developer hereby declares, creates and imposes upon the Real Property the following covenants, restrictions, easements, assessments, reservations and servitudes which are hereby declared covenants running with the land, as follows:

ARTICLE I

REAL PROPERTY SUBJECT TO THIS DECLARATION

1.1 Existing Property. The Real Property which shall be held, transferred, sold, conveyed and occupied subject to these Covenants is all real estate shown on a plat of Holly Tree Plantation, Phase I, lying west of South Carolina Highway No. 14, and east and south of South Carolina Highway No. 48 (Bethel Road) in Austin Township, Greenville County, South Carolina, as shown on a plat thereof made by Enwright Associates, Engineers, dated the 28th day of May, 1973, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4X, Pages 32 through 37 inclusive, which is incorporated herein by reference and made a part hereof as though fully set forth herein.

1.2 Additions to Existing Property. Additional Real Property, including existing subdivisions, may become subject to these Covenants without the approval of any purchaser or transferee of the Developer by filing of record of a Supplementary Declaration of Covenants and Restrictions with respect to the additional property, which shall automatically extend the scheme of the Covenants and Restrictions of

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Deed bk. 1316 pg 568
Declaration of Covenants + Restrictions
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