

DECLARATION

FILED
GREENVILLE CO. S. C. OF COVENANTS, CONDITIONS AND RESTRICTIONS

NOV 23 1 22 PM '13
DORRIS S. TAYLOR
S.C.

THIS DECLARATION, made on the date hereinafter set forth by PEBBLE CREEK DEVELOPMENT, A PARTNERSHIP, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in the County of Greenville, State of South Carolina, which is more particularly described as:

All those certain pieces, parcels, or lots of land known and designated as Pebble Creek, Phase 1, a plat of which is recorded in the RMC Office for Greenville County, S. C., in Plat Book "5 D", at Pages 1, 2, 3, 4, and 5. Also, Declarant is the owner of certain other acreage which will be subdivided into lots, such acreage being shown on a master plat of Pebble Creek Development on file in the offices of Enwright Associates Engineers, Greenville County, South Carolina.

NOW, THEREFORE, Declarant hereby declares that all of the residential lots above mentioned 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 any 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 Pebble Creek Homeowners Association, 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.

0019

4328