

DECLARATION OF COVENANTS AND RESTRICTIONS

THE MEADOWS SUBDIVISION

THIS DECLARATION made this 11th day of March, 1977, by UNITED DEVELOPMENT SERVICES, INC. (hereinafter called "the Developer"), a corporation 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 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.

NOW, THEREFORE, for and in consideration of the aforesaid 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 The Meadows Subdivision, prepared by W. R. Williams, Jr., dated the 8th day of November, 1976, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-P Page 75, and on a plat of The Meadows, Section One, prepared by W. R. Williams, Jr., dated the 20th day of August, 1976, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-P Page 50, both of which are incorporated herein by reference and made a part hereof as though fully set forth herein.

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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 this Declaration to such property. Such Supplementary Declaration may contain such additions and modifications of these Covenants as may be necessary to reflect the different character of

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