

FILED
S. C.
APR 18 1980
WASLEY

BOOK 1185 PAGE 894

DECLARATION

OF

PEBBLE LAKE TOWNHOUSES HORIZONTAL PROPERTY REGIME

A Condominium Community

In Greenville County, South Carolina

TABLE OF CONTENTS

1
1
1
1
3
3
7
7
7
7
8
8
8-11
8
8
8
9
9-11
11-13
11-12
12
13
13-14
13
13
13
14
14
14

I. PURPOSE. 1-2

II. PROPERTY, GENERALLY (Also see Exhibit "A") 2

III. DEFINITIONS (A through EE) 2-6

IV. PLOT PLAN, FLOOR PLANS AND AMENDMENT THERETO 7

V. RESTRICTIONS (A through F) 7-8

 A. Single Family Residences. 7

 B. No Business 7

 C. Conduct 7

 D. Rental 7

 E. Regulations 8

 F. Compliance by Residence Owner's families and tenants. 8

VI. RESIDENCES 8-11

 A. Real Property. 8

 B. Exclusive Use 8

 C. Boundaries 8

 D. Rights, Title and Interest of Residence Owners, Undivided Interest
 in Common Area; Right to Vote; Computation of Undivided Percentage
 Interest 9

 E. Maintenance by Association and by Residence Owner and Limitations
 on and Requirements for Repair and Alteration 9-11

VII. COMMON AREA, LIMITED COMMON AREA AND FACILITIES 11-13

 A. General. 11-12

 B. Parking. 12

 C. Recreational Facilities. 13

VIII. ASSOCIATION 13-14

 A. Declarant's Right to Manage. 13

 B. Termination of Management. 13

 C. Common Expenses established by Declarant 13

 D. First Meeting of Association 14

 E. Transfer of Control. 14

 F. Professional Management Agreement. 14

0364

4328 RV-2