

FILED
GR... CO. S. C.
SEP 25 4 10 PM '80
DONN... STANBERSLEY
R.M.C.

DECLARATION

OF

BOOK 1134 PAGE 164

SEDGEFIELD VILLAS HORIZONTAL PROPERTY REGIME

A Condominium Community

In Greenville County, South Carolina

TABLE OF CONTENTS

PREAMBLE	1
I. PURPOSE	2
II. PROPERTY, GENERALLY (Also see Exhibit "A")	2
III. DEFINITIONS	2-6
IV. DESCRIPTION OF THE CONDOMINIUM	6-7
V. UNIT NUMBER AND PERCENTAGES OF UNDIVIDED INTEREST IN COMMON AREAS	7
VI. PLOT PLAN, FLOOR PLANS AND AMENDMENT THERETO	7-8
VII. RESTRICTIONS (A through F)	8-9
A. Single Family Residences	8
B. No Business	8
C. Conduct	8
D. Rental	8
E. Regulations	9
F. Compliance by Residence Owner's Families and Tenants	9
VIII. RESIDENCES	9-12
A. Real Property	9
B. Exclusive Use	9
C. Boundaries	9
D. Rights, Title and Interest of Residence Owners, Undivided Interest in Common Area, Right to Vote, Computation of Undivided Percentage Interest	9-10
E. Maintenance by Association and by Residence Owner and Limitations on and Requirements for Repair and Alteration	10-12
IX. COMMON AREA, LIMITED COMMON AREA AND FACILITIES	12-13
X. ASSOCIATION	13
A. Declarant's Right to Manage	13
B. Termination of Management	13
C. Common Expenses Established by Declarant	13

03 25 80
675

0164

4328 RV-2