

stage consisting of thirty-one (31) units and the common area and limited common area and future stages identified in Exhibit "B" is incorporated herein by reference and submitted herewith to the RMC Office for Greenville County for filing and recording pursuant to the Act. This plat is recorded in Plat Book 7X at Page (s) 42 in the RMC Office for Greenville County, South Carolina, and is herein referred to as the "Plot Plan and Floor Plans."

VII. RESTRICTIONS. For the purpose of insuring maximum enjoyment of the condominium property by all of the residences, the use of the property of the condominium shall be in accordance with the following provisions:

- A. The condominium property shall be used only for single family residences, and for furnishing of services and facilities herein provided for the enjoyment of such residences. Each of the residences for which provision is made by the condominium documents shall be occupied only by a single family as its residence and for no other purpose, except, however, the Association may allow two or more non-related persons to occupy a unit.
- B. No business shall be allowed upon the condominium property, nor any use or practice which is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the property shall be kept in a clean and sanitary condition and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist.
- C. No immoral, improper, offensive or unlawful use shall be made of the condominium property, nor any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.
- D. Entire residences may be rented (the term "rent" shall include lease or sublease), provided the occupancy is not for less than twelve months, and the occupancy is by the lessee and his immediate family, or as may be approved or otherwise provided for by the board of directors. No single room shall be rented and no transient tenants shall be allowed. This section shall not apply to any lease which may be entered into by the developer, or which may be in existence on the date of this Master Deed. Any lease agreement shall be required to provide that the terms of the lease shall be subject in all respects to the provisions of the Declaration and the By-Laws, and that any failure by the Lessee to comply with the terms of such documents shall be a default under the lease. All leases shall be required to be in writing.

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