

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS
FOR WOODWINDS TOWNHOUSES

THIS DECLARATION, made on the date hereinafter set forth by THE FORTIS CORPORATION, a North Carolina Corporation, hereinafter referred to as the "Declarant";

WITNESSETH:

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

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Mauldin, containing 4.67 acres and being shown on a plat entitled "Woodwind Townhouses, Phase I", according to a plat thereof dated December 2, 1981, prepared by Heaner Engineering Co., Inc. and recorded in the R.M.C. Office for Greenville County in Plat Book 8-P at Page 52, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Corn Road in the center of a bridge over Gilder Creek, and running thence with the center of Corn Road S. 83-54 E. 398.83 feet to a point; thence continuing with the center of Corn Road S. 82-23 E. 216.16 feet to a point; running thence along property of the Fortis Corporation Future Development S. 21-15 W. 143.94 feet to a point; running thence S. 76-35 W. 224.12 feet to a point; running thence S. 53-45 W. 148.81 feet to a point; running thence S. 33-01 W. 190.83 feet to a point; running thence N. 77-45 W. 294.71 feet to a point on the bank of Gilder Creek (the center of Gilder Creek being the property line); and running thence with the center of Gilder Creek the traverse lines of which are N. 21-13 E. 100.12 feet; N. 11-30 E. 100.72 feet; N. 21-47 E. 100.18 feet; N. 07-35 E. 101.79 feet; and N. 17-31 E. 65.79 feet to the point of beginning.

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WHEREAS, Declarant will convey the said property, subject to certain protective covenants, conditions, restrictions, liens and charges as hereinafter set forth;

NOW, THEREFORE, the Declarant hereby declares that all of the property described above shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the real property. These easements, restrictions, covenants, and conditions shall run with the real property and shall be binding on all parties having or acquiring any right, title or interest in the described property or any part thereof, and shall inure to the benefit of each owner thereof.

ARTICLE I.

DEFINITIONS

Section 1. "Association" shall mean and refer to Woodwind Townhouses Association, Inc., a South Carolina non-profit corporation, its successors and assigns.

Section 2. "Board of Directors" or "Board" means those persons elected or appointed and acting collectively as the Directors of the Association.

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