

FILED
GREENVILLE S.C.

W 1188-371

MAY 17 2 54 PM '83

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS
FOR 1200 PELHAM

THIS DECLARATION, made on the 17 day of MAY,
1983, by College Properties, Inc., hereinafter referred to as the
"Declarant";

W I T N E S S E T H:

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

ALL that piece, parcel or tract of land, situate, lying and
being in the State of South Carolina, County of Greenville, lying
south of Pelham Road being known and designated as Phase I,
Section I of a subdivision known as 1200 Pelham prepared by Arbor
Engineering, Inc. dated May 9, 1983 being recorded in the RMC
Office for Greenville County in Plat Book 9E at Page 17 and
having according to said plat the metes and bounds as shown on
Exhibit "A" being attached hereto and made a part of these
Covenants.

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 1200
Pelham Homeowners Association, Inc. a South Carolina non-profit
corporation, its successors and assigns.

(ARBITRATION PROVISIONS SUBJECT TO SECTION 15-48-10 CODE OF LAWS
OF SOUTH CAROLINA, 1976, AS AMENDED)

NOTED
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