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GREENVILLE
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STATE OF SOUTH CAROLINA) DECLARATION OF COVENANTS, CONDITIONS, AND
COUNTY OF GREENVILLE) RESTRICTIONS FOR JAMESTOWNE II RESIDENCES

THIS DECLARATION made this 24th day of August, 1983, by SUNBELT PROPERTIES, INC., a corporation duly organized and existing under the laws of the State of South Carolina, hereinafter referred to as "Declarant,"

WITNESSETH:

WHEREAS, the Declarant is sole owner in fee simple of the real property, and improvements thereon, described in Exhibit "A" attached hereto and made a part hereof; and,

WHEREAS, Declarant will convey the said property, subject to certain protective covenants, conditions, restrictions, uses, limitations and obligations as are hereinafter set forth;

WHEREAS, Declarant desires that this Declaration and constituent documents create a Planned Unit Development (PUD);

NOW, THEREFORE, Declarant hereby declares that the property described in Exhibit "A" is held and shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the following covenants, conditions, restrictions, uses, limitations and obligations all of which shall run with the land and shall be a burden and a benefit to Declarant, its successors and assigns, and every person acquiring or owning any right, title or interest in the described property and improvements.

ARTICLE I
(Definitions)

In addition to any definitions appearing in this Declaration, the following terms shall have the meaning set forth below:

1. "Appraisal" means a determination of the fair market value of the property or any portion thereof, as determined by an appraisal conducted by an appraiser designated by the Greenville Board of Realtors, or in the event the Greenville Board of Realtors ceases to exist, or fails or refuses to designate an appraiser within a reasonable time after receipt of a request therefor, by an appraisal conducted by a real estate appraiser of recognized standing selected by the Board of Directors who is a member or is licensed or sanctioned by the American Institute of Real Estate Appraisers or other similar professional society of real estate appraisers.

2. "Assessment" means a unit owner's share of the common expenses and limited common expenses which from time to time is assessed against a unit owner by the Association in the manner herein provided and other costs and expenses which from time to time are assessed against a

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