

FILED
 GREENVILLE CO. S. C.
 STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE) 11 4 1983
 DONNIE S. WILASLEY
 R.M.C.
 DECLARATION OF COVENANTS,
 CONDITIONS, AND RESTRICTIONS
 FOR CLUB POINTE

THIS DECLARATION, made on the date hereinafter set forth by CLUB POINTE DEVELOPERS, a South Carolina General Partnership, having its principal place of business in Greenville County, South Carolina;

W I T N E S S E T H:

WHEREAS, the Declarant is the owner of certain property in Greenville County, South Carolina, known as "Club Pointe", a part of the Pebblecreek Planned Unit Development in Greenville County, South Carolina, being fully described on Schedule A, attached hereto and incorporated hereby by reference as though fully set forth.

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

NOW, THEREFORE, the Declarant hereby declares that the Property described above shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, assessments and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Property. These easements, restrictions, covenants, assessments 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 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 Club Pointe Homeowners Association Inc., a South Carolina non-profit corporation, its successors and assigns.

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

