

DECLARATION
OF RESTRICTIONS, EASEMENTS AND COVENANTS

VOL 1211 PAGE 451

HERITAGE PARK TOWNHOUSE ASSOCIATION

THIS DECLARATION, made on the date hereinafter set forth by Heritage Park Developers hereinafter referred to as "Declarant".

W I T N E S S E T H:

WHEREAS, Declarant is the owner of a certain 1.9107 acre tract situate in the City of Greenville, South Carolina, which tract contains 36 building units as well as the common area appurtenant thereto as shown on a certain property survey prepared for Heritage Park Developers by Arbor Engineering Inc. dated April 20, 1984 and recorded in Plat Book 10K, Page 5A in the Office of the RMC for Greenville County, South Carolina.

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

ARTICLE I
DEFINITIONS

Section 1. "Association" shall mean and refer to Heritage Park Townhouse Association, its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any unit which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean all real property owned by the Association for the common use and enjoyment of the owners. The Common Area to be owned by the Association is described on that certain property survey referenced hereinabove.

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