

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENVILLE )

DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF  
EDWARD SPRINGS SUBDIVISION

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF EDWARD SPRINGS A/K/A EDWARD SPRINGS SUBDIVISION is made this 15<sup>th</sup> day of September, 2015, by SK Builders, Inc., a South Carolina Corporation organized and existing under the laws of the State of South Carolina, herein referred to as Declarant;

WHEREAS, Declarant desires to create a residential community in accordance with a uniform plat of development to preserve and maintain the property values, to maintain the natural beauty of the property, to guard against construction thereon of poorly designed or proportioned structures built of improper unsuitable materials, to a obtain harmonious architectural scheme, and to create a livable environment for the benefit of future purchasers of the property; and

WHEREAS, Declarant deems it desirable to accomplish the said purpose, to create an ARCHITECTURAL CONTROL COMMITTEE to which should be delegated the powers of administration of some of the aforesaid functions; and

WHEREAS, Declarant is currently the sole record title holder to the herein described property;

NOW THEREFORE, for and in consideration of the aforementioned considerations, and in further consideration of the mutual covenants, conditions, reservations, servitudes, and easements created herein for the benefit of the Declarant, Developer, their successors and assigns, and the future owners of the property, the undersigned hereby declare, create, and impose upon the herein-described property the following covenants, restrictions, easements, reservations, and servitudes, which are hereby declared to be covenants running with the land:

**I. REAL PROPERTY SUBJECT TO THIS DECLARATION**

The real property which shall be held, transferred, sold, conveyed, and occupied subject to these restrictions consists of all that real property shown and described on that certain plat entitled Edward Springs prepared by Site Designer, Inc. dated

FILED IN GREENVILLE COUNTY, SC  
REC: \$17.00  
September 15, 2015 03:07:02 PM  
Book: DE 2473 Page: 1150 - 1160  
2015072057  
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5/7/2015 and recorded in the ROD Office for Greenville County in Plat Book 1218 at  
Page 12.

In the event of any conflict with the provisions hereof and any zoning ordinances of statutes or to subdivision laws of regulations that may be in effect on the date of the recording of these Covenants which would require a more stringent or strict standard, regulation, or use than required herein, then the terms, conditions, and requirements of such more stringent zoning or subdivision law, statute, or ordinance shall prevail.

## II: USES PROHIBITED AND PERMITTED IN RESIDENTIAL AREAS

All lots designated on the above-described recorded plat shall be solely for single-family dwellings, and Declarant imposes the following covenants and restrictions on use of the property:

- 1) No professional office, business, trade, or commercial activity of any kind shall be conducted in any building on any lot, or portion thereof, except for a home office.
- 2) No lot shall be used, and no building shall be erected, altered, placed, or permitted to remain on any lot, for any purpose other than the following:
  - a) Construction of one (1) single-family dwelling per lot.
  - b) Accessory buildings, including one private garage per lot.
  - c) Temporary building for uses incidental to construction work, which building shall be removed upon completion or abandonment of the construction work. Any structure under construction must be completed within one year from the date of commencement of its construction.
  - d) No house trailer or mobile home shall be placed on any lot, either temporarily or permanently. There shall be no school buses, campers, or any other similar vehicles placed on any lot at any time for use as storage or living quarters. No unlicensed vehicle or trailer is permitted to remain on any lot. Any recreation vehicle must be parked at the rear of the residence. No commercial vehicles shall be permitted to be stored or parked on any lot, unless the vehicle is necessary to in performing contract work for the owner of said lot.

- e) No signs or bulletin boards shall be permitted on any lot except when used in connection with the sale of said lot or when used by the building contractor during the period of construction of a building on a lot.
- f) No animals, livestock, or poultry of any kind, other than domestic house-pets, shall be kept or maintained on the property; and no livestock, poultry, or house-pets shall be kept on any property for commercial purposes. No dog with vicious tendencies shall be permitted on the property.
- g) No noxious or offensive activity shall be carried on, nor shall anything be done which may be or become an annoyance or nuisance to other residents or owners of lots in the subdivision.
- h) No tractor\trailer trucks will be permitted to remain parked upon the property or subdivision streets.

Any outbuilding shall be constructed so as to be compatible with the main dwelling on the property and shall be approved by the ARCHITECTURAL CONTROL COMMITTEE.

- 4) All buildings constructed on any lot shall have front and side building setback requirements that are consistent with the requirement mandated by the controlling Greenville County zoning or building authority.
- 5) There shall be no more than one principal dwelling and its accessory building on each lot, and no more than one family shall occupy a dwelling on any lot.
- 6) All residences constructed in the subdivision shall contain a minimum of sixteen hundred (1,600) square feet of heated floor space exclusive of porches, garages, or breeze-ways.
- 7) No lot shall be used or maintained as a dumping ground for rubbish. All trash, garbage, or waste shall be kept at all times in sanitary containers. All incinerators or other equipment that is used for the storage or disposal of waste material shall be kept in a clean and sanitary condition.
- 8) All sewage disposals shall be by septic tank or public sewage if available.
- 9) No trailer, basement, shack, garage, barn, or other outbuilding erected upon a lot shall, at any time, be used as a residence, either temporarily or permanently, nor shall any structure of a temporary character, nor any structure which is unfinished

or incomplete, be used as a residence.

- 10) No lot shall be used for repair work on automobiles or other vehicles, whether performed by the owner or otherwise.
- 11) The Declarant reserves to itself, its successors or assigns, the right to re-plat any residential lot or lots within the property for the purpose of making such lot or lots suitable for use as a residential building site.
- 12) All driveways on each lot shall be of either asphalt or concrete construction. In the event that an owner of a lot elects to use a material for the driveway other than asphalt or concrete, such material must be approved in writing by the ARCHITECTURAL CONTROL COMMITTEE prior to the installation of the driveway material.
- 13) The construction and installation of fences on any lot must have prior written approval by the ARCHITECTURAL CONTROL COMMITTEE. Any fence erected without such prior approval shall be removed by the committee at the lot owners expense, and permission for such removal is granted to the committee by the owner thereof.
- 14) All yards and vacant lots shall be maintained and kept in a neat, clean, and orderly manner. If a dwelling is completed on a lot, the lot must be grassed and the grass must be cut a reasonable intervals. If the lot is vacant, the lot must be kept free of trash and debris.
- 15) No sign of any kind shall be displayed in public view on any lot except for a sign advertising the property for sale or rent or a sign normally used by a building contractor for advertising and identification during the construction and sale period. Such signs shall be no larger than three feet by three feet in area. No lot owner, other than the Declarant, may erect a directional sign on the streets or right of way within the subdivision. Temporary garage sale or yard sale signs are permitted, but such signs must be removed no later than 5:00 p.m. on the day of the sale.
- 16) No television satellite antenna discs over 30 inches shall be allowed on any lot, and all satellite antenna discs must be placed at the rear of any residence.
- 17) No fencing of any type shall be allowed or erected that extends past the front drop line of any residence. All fencing erected on the lots herein above referred to

shall be approved by the ARCHITECTURAL CONTROL COMMITTEE. Any and all fencing shall be Charleston Style and shall be installed by a professional fence company.

- 18) No above ground pools of any kind, except for children's plastic wading pools, shall be allowed on any lot in the subdivision.
- 19) Each lot owner shall be responsible for erosion control on his lot and the water quality of water originating on his lot pursuant to the approved plans of the Greenville Storm Water Management Agency.
- 20) Property owners are subject to the requirements that are stated on the subdivision plat approved and recorded by the county.
- 21) Parking on subdivision streets is prohibited.

### III: **EASEMENTS**

The Declarant reserves, and is given, a perpetual, alienable, and releasable easement for the installation of utilities (including, but not limited to, water, electricity, telephone, cable TV, gas, and sewer) and drainage over, in, and under a five (5) foot strip parallel to, and tangent with, all side lot lines of any interior lot and over, in, and under a five (5) foot strip parallel to and tangent with all lot lines that are on the exterior boundary of the subdivision and over, in, and under a five (5) foot strip parallel to and tangent with all rear lot line of any lot, as well as in and to all existing easements for water, gas, drainage, electricity, cable TV, and sewer. The Declarant further reserves to itself such easement rights as are specifically shown on the recorded subdivision plat. The Declarant shall have the unrestricted and sole right and power to alienate, convey, and release the easements reserved under the terms of this paragraph. All such easements, including those designated on the plat, are and shall remain private easements. In the event that any lot shall be re-divided or re-platted, the side and rear lot line easements herein granted shall apply as originally platted and shall lie along the original lot lines existing at the time of the execution of these covenants. No lot owner, other than the Declarant, shall grant a utility easement to any person or entity across owner's lot to any property that is contiguous to the subdivision property.

Easements for drainage of surface water that appear on the subdivision plat are hereby reserved. Each owner of a lot that is subject to a drainage easement shall keep

swales planted with grass or other ground cover, free and unobstructed and in good condition. Declarant shall permit the installation of culverts if such become necessary.

Declarant hereby conveys to the owner of each lot in the subdivision a perpetual, non-exclusive easement for access, ingress, and egress across the roads shown on the subdivision plat, together with the perpetual right of easement of enjoyment and use in the common areas shown on the subdivision plat.

IV: **ARCHITECTURAL COMMITTEE CONTROL**

The ARCHITECTURAL CONTROL COMMITTEE is created for the purpose of insuring the development of the real property as an area with a pleasing aesthetic appearance so as to preserve the harmony and consistence of the external design with the appearance of the existing structures in the subdivision. NO IMPROVEMENTS OF ANY KIND, INCLUDING MODIFICATIONS TO EXISTING STRUCTURES, SHALL TAKE PLACE ON ANY LOT BEFORE BUILDING PLANS AND SPECIFICATIONS HAVE BEEN APPROVED IN WRITING BY THE ARCHITECTURAL CONTROL COMMITTEE.

The ARCHITECTURAL CONTROL COMMITTEE shall be composed of Russell Kalliainen, Tim Kalliainen and Stan McAlister. In the event that either of the aforementioned persons is unable to perform his/her duties on the ARCHITECTURAL CONTROL COMMITTEE, the vacancy on the ARCHITECTURAL CONTROL COMMITTEE shall be filled by such person as is selected by the Declarant but either remaining committee members may act for the committee.

At such time as Declarant has sold all of the lots in the subdivision, the ARCHITECTURAL CONTROL COMMITTEE shall be appointed by the prevailing homeowners association and shall have the duties and responsibilities set forth herein.

In the event that the ARCHITECTURAL CONTROL COMMITTEE fails to approve or disapprove any matter within the scope of its authority within forty-five (45) days after its being submitted, prior approval by the ARCHITECTURAL CONTROL COMMITTEE shall be deemed to have been granted and no suit or claim against the party submitting the proposal shall thereafter be available to the ARCHITECTURAL CONTROL COMMITTEE or to any owner of the subdivision.

Applications for approval as required herein shall be made to the ARCHITECTURAL CONTROL COMMITTEE or to any member thereof. Each application for approval must bear a date of receipt and be initialed by a representative of the ARCHITECTURAL CONTROL COMMITTEE and the owner or his representative submitting the application, and the date of delivery of the plan to the ARCHITECTURAL CONTROL COMMITTEE shall be the date of the commencement of the forty-five day approval period.

Prior to the commencement of construction of any addition or improvement to an existing dwelling or structure on a lot in the subdivision, the lot owner shall submit to the ARCHITECTURAL CONTROL COMMITTEE the plans and specifications, including elevations and plats, which shall contain and reveal all pertinent information necessary for the committee to act thereon. If the committee requests from the owner additional information, the forty-five days for approval shall be extended by the number days from the date of the committee's request for the additional information and the date that the information is produced by the owner. The committee's approval or disapproval shall be in writing, addressed to the owner at the address given to the committee by the owner when the plans were submitted. If the committee's decision is not hand delivered, the date of delivery to the owner shall be the date on which the decision was placed in the US mail, postage paid, and addressed to the owner, or the date of the placing of the decision in an overnight-delivery collection receptacle.

V: **WAIVER OF SETBACK, LOCATION, AND SIZE OF IMPROVEMENTS**

The ARCHITECTURAL CONTROL COMMITTEE is authorized to waive compliance with, approve, or ratify in the construction or alteration of any building or structure upon the real property, or the use or failure to use any of the requirements set forth herein. If, in the opinion of all the members of the ARCHITECTURAL CONTROL COMMITTEE, the same shall be necessary to prevent undue hardship because of special circumstances attendant to the property involved, the waiver, approval or ratification by the ARCHITECTURAL CONTROL COMMITTEE shall be binding upon all persons, and the powers of waiver herein conferred upon the ARCHITECTURAL CONTROL COMMITTEE shall be construed liberally so as to affect any matters or things included with the terms and conditions of these covenants. Any initial member may sign a waiver.

VI: **AMENDMENTS AND MODIFICATION**

The terms, provisions and restrictions set forth herein may be amended, upon the written approval by two-thirds of the number of owners of lots in the subdivision. If an owner owns more than one lot, that particular owner shall cast one vote for each lot owned. Any amendment to the terms, provisions, covenants, or restrictions of this Declaration shall become effective only upon the recording in the RMC for Greenville County, South Carolina, of an instrument which (a) sets forth the amendment; (b) states that the approval of two thirds of the owners has been given and obtained; and (c) is signed and acknowledged by each owner consenting to the modification or amendment.

No lot owner may impose additional covenants, restrictions, or conditions upon any property in the subdivision without prior approval of the ARCHITECTURAL CONTROL COMMITTEE.

VII: **TERM AND ENFORCEABILITY**

If any owner shall violate any of these covenants without prior approval obtained in the manner set forth therein, it shall be lawful for any owner of any real property in the subdivision to prosecute any proceeding, at law or in equity, against the offending owner to prevent the owner from continuing the violation or to recover damages for such violation. This invalidation of any one or more of these covenants by an order of a court of proper jurisdiction shall not affect the enforceability of any other provisions herein.

If any of the covenants contained herein are contrary to the requirements, policies or recommendations of the HUD, the VA, or any other recognized institution, agency, public or private, granting or insuring loans, and shall render any lot in the subdivision unacceptable for any such loan, the Declarant shall have the authority to amend, alter, or annul any covenants as may be necessary to make any of the property acceptable and eligible for such loan.

These covenants shall be deemed to be covenants running with the land and shall remain in full force and effect for a period of twenty-five (25) years from the date of the recording of these covenants and restrictions, and these covenants shall be automatically extended for such successive periods of ten (10) years unless a written agreement executed by a majority of the then lot owners amending, modifying, or canceling these restrictions is recorded.



subdivision. The Association shall use the funds accumulated by the annual assessment for the maintenance of the common areas, to include, but not be limited to, installation and maintenance of lighting, construction of signs, irrigation maintenance of the detention pond, fencing, roads, road signs, landscaped entrance areas and any other component parts of the common areas, and taxes or assessments against the common area.

The amount of the assessments shall be determined by the Association. Assessments are due and payable on January 1st of each year, and the amount of the annual assessment shall be set each year by the Association. The annual assessment shall be prorated according to the days remaining in the calendar year following the date of purchase of the lot.

In addition to the annual assessment, the Association may levy in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement in the subdivision, provided that any such assessment shall have the consent of two-thirds (2/3) of the votes from each class of members of the Association voting in person or by proxy at a meeting duly called by the Association.

Written notice of any meeting called for the purpose of levying a special assessment shall be sent to all members not less than thirty (30) days prior to the date of the meeting of the Association. At the first such meeting called, the presence of the members or of proxies entitled to cast sixty (60%) percent of all of the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called, subject to the same notice requirement, and at the subsequent meeting, a quorum shall be one half of the required number for a quorum that was required at the first meeting.

Both annual and special assessments must be fixed at a uniform rate for all lots. Special assessments may be collected on a monthly basis if so designated by the association. The Association shall fix the amount of the annual assessment against each lot at least thirty (30) days in advance for each annual assessment period. Written notice of the annual assessment shall be sent to each owner subject thereto. The due date shall be established by the Association.

Any assessment not paid within thirty (30) days after the date on which it is due shall bear interest from the due date at the legal rate assessed against court judgments in Greenville County. The Association may bring legal action against the owner personally

obligated to pay the same or may foreclose the lien against the lot. No owner may waive or escape from liability for payment of the assessments by abandonment of his lot.

IX: **GENERAL PROVISIONS**

The owner of each lot shall send written notice to the Association of the conveyance of the lot to owner. Owner shall include in the notice owners mailing address for receipt by owner of notices from the Association and current phone number at which owner may be reached. Owner shall be responsible for giving the Association notice of any change in owners address or phone number, and delivery by the Association of notices to owner at the last address given by owner to the Association shall constitute actual and complete notice to said owner.

Additional residential property may be annexed to the subdivision property. Declarant retains the right to use any lots or lots owned by Declarant as a street or streets for access to the annexed property so as to make the annexed property a part of this subdivision. All properties annexed to the subdivision shall be subject to these covenants and restrictions and shall be annexed only at the absolute sole discretion of the Declarant.

The Association shall maintain all common areas in the subdivision.

A perpetual, non-exclusive easement over the Common Area is hereby granted to each Lot and its Owners, family members and tenants of such Owners, the occupants of such Lot, and guests and invitees of such Owners, tenants, or occupants, for the purpose of providing access, ingress and egress to and from streets, parking areas and walkways serving the Properties.


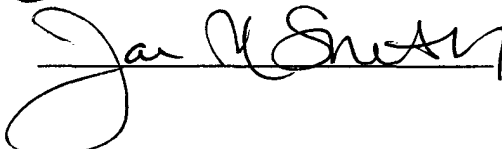
A conservation easement is hereby granted to the Homeowners Association to satisfy the open space requirements for a cluster development. This easement shall run with the land in perpetuity. This easement shall be solely for the purpose of insuring the open space remains undeveloped and shall not in any way imply this right to public access or any other right or duty not expressly set forth in the easement. This property subject to this easement is shown on the recorded plat and designated as Common Areas. Said common areas may not be further subdivided. Said plat is recorded in Greenville County, South Carolina, in Plat Book 1146 at Pages 90 and 91.



The covenants for the subdivision include provisions for the protection of trees and other natural amenities within the property designated for open space. The removal of trees and natural vegetation is permitted in the development phases for the purpose of

utility easements, passive recreational uses and drainage ways within the permission of the Planning Commission and the property notations on the final plat. Neither the developer, property owners, nor any advisory or community board shall be granted permission to remove or destroy any trees and natural vegetation from the open space area and for passive recreational or any other purposes without the express written permission of the Greenville County Planning Commission or its staff. Normal maintenance and the removal of dead or fallen trees are permitted and recommended.

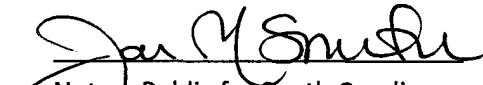
In witness whereof the undersigned has caused this AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR EDWARD SPRINGS SUBDIVISION to be executed this date and year above-written.

SK Builders, Inc., Declarant

  
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By:   
\_\_\_\_\_  
Its:   
\_\_\_\_\_

The foregoing instrument was acknowledged before the undersigned Notary Public for the State of South Carolina, by the above subscribed in his/her capacity as duly appointed and authorized agent or the Declarant this 15 day of Sept., 2015.

  
Notary Public for South Carolina  
My Commission Expires: August 14, 2024