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STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

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REGISTER OF
MESNE CONVEYANCE
RICHLAND CNTY, S.C.
CLARA L. BARTLETT



DECLARATION OF RESTRICTIVE
COVENANTS

THIS DECLARATION, made this the 28th day of May,
19 96, by and between Advance Building Systems, Inc.,
party of the first part, hereinafter called "Owner" and the County
of Richland, party of the second part, hereinafter called "Richland
County," pursuant to Ordinance 015-94HR, whereby the Richland
County Subdivision Regulations, Appendix B, were adopted by County
Council.

WITNESSETH:

NOW, THEREFORE, the parties hereto declare and agree that the
following restrictions shall be binding upon the real property
identified by plat, described in Section III, below.

Section I. A privately maintained driveway shall be
established providing access to a public road for Lots
1, 2, 3, 4, 5, 6, and 7 in the subdivision development, said
driveway to be jointly owned by all such lot owners. Any such
private driveway shall comply with lending requirements of FHA and
VA.

Section II. Provisions shall be made for maintenance of the private driveway by the owners of Lots 1, 2, 3, 4, 5, 6, and 7 which front on and use the private driveway. All owners of said Lots shall be jointly and severally financially required to maintain the driveway, said obligation to be enforceable by the filing of a lien, by the "Broad Bluff Point Community Association, Inc." ~~HOMEOWNERS ASSOCIATION, INC.~~ (as established by Articles of Incorporation duly filed in the Office of the Secretary of State for South Carolina on _____), or other party of interest, against the property of an owner who fails to make the required contributions towards maintenance of the private driveway. Maintenance provisions are more fully specified in the private legal document recorded at Deed Book _____, Page _____, in the RMC Office. THE PRIVATE DRIVEWAY PROVIDING ACCESS TO LOTS 1, 2, 3, 4, 5, 6, and 7 IN THIS DEVELOPMENT IS NOT AND WILL NOT BE MAINTAINED BY RICHLAND COUNTY. OWNERS OF SAID LOTS ARE FINANCIALLY OBLIGATED TO MAINTAIN THIS DRIVEWAY.

Section III. It shall be prohibited to further subdivide Lots 1, 2, 3, 4, 5, 6, and 7 as shown on the plat recorded in the RMC Office at Plat Book 56, Page 4113, and identified as BROAD BLUFF POINT SUBDIVISION, prepared by Al Whitworth and Associates, and dated July 10, 1996 (last revised N/A).

Section IV. These restrictive covenants may not be amended or modified except with the written consent of Richland County, by and through its County Administrator, and all said property owners fronting on and using the private driveway.

Section V. Any deed conveying any interest in Lots 1, 2, 3, 4, 5, 6, and 7 in the development shall conspicuously contain the following language with an appropriate space for a signature by the grantee or grantees acknowledging the same:

"THE REAL PROPERTY DESCRIBED IN THIS DEED IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN DEED BOOK _____, PAGE _____. THESE RESTRICTIVE COVENANTS PROVIDE AMONG OTHER THINGS, A FINANCIAL OBLIGATION OF THE OWNERS(S) OF THE PROPERTY TO MAINTAIN A PRIVATE DRIVEWAY. THESE RESTRICTIVE COVENANTS ARE SPECIFICALLY ACKNOWLEDGED BY THE GRANTEE(S).

ALTERATION OF STORM DRAINAGE FLOW IS PROHIBITED WITHOUT A STORM DRAINAGE PLAN PREPARED IN ACCORDANCE WITH THE RICHLAND COUNTY STORM DRAINAGE ORDINANCE AS REQUIRED AND APPROVED BY THE COUNTY ENGINEER.

Grantee(s)"

IN WITNESS WHEREOF, the Owner and Richland County, by and through its duly-authorized officers, have caused this instrument to be executed the day and year first above written.

WITNESSES

[Signature]
[Signature]

PARTY OF THE FIRST PART

[Signature]
[Signature]

WITNESSES

[Signature]
[Signature]

PARTY OF THE SECOND PART

T. Cary McSwain
T. Cary McSwain
Its: County Administrator

APPROVED COUNTY ATTORNEY.

DATE 6-21-96
SIGNATURE [Signature]

STATE OF SOUTH CAROLINA)
)
) PROBATE
COUNTY OF RICHLAND)

PERSONALLY APPEARED before me, a Notary Public for the aforesaid, the undersigned witness, who, being duly sworn, says that (s)he saw the within named ~~B. G. Parks~~ ADVANCE BUILDING SYSTEMS, INC (Owner) of the above instrument sign, seal and deliver the within written instrument; and that (s)he with the other witness whose signature appears above witnessed the execution thereof.

SWORN TO BEFORE ME THIS

6-21, 1996

[Signature]
NOTARY PUBLIC FOR ABOVE
Commission EXP: 4-11-2004

[Signature: B. G. Parks]

STATE OF SOUTH CAROLINA)
)
) PROBATE AS TO THE
COUNTY OF RICHLAND)
COUNTY OF RICHLAND)

PERSONALLY APPEARED before me the undersigned witness, who, being duly sworn, says that (s)he saw the within named COUNTY OF RICHLAND by its County Administrator, sign, seal and as the act and deed of the COUNTY OF RICHLAND deliver the within written Instrument for the uses and purposes therein mentioned; and that (s)he with the other witness whose signature appears above witnessed the execution thereof.

SWORN TO BEFORE ME THIS

July 2, 1996

[Signature]
NOTARY PUBLIC FOR ABOVE
Commission EXP: 4-11-2004

[Signature: Mary J. Williams]

[Faint, illegible text and stamps at the bottom right of the page]