

2. No house trailer or heavy construction equipment, buses, or commercial vehicles shall be parked or stored in the subdivision except for construction purposes during construction period. Camping vehicles, utility trailers and out or inboard motorboats or any other type of boat shall only be parked, placed or stored in designated areas.

3. No lot shall be subdivided or its boundary lines changed nor shall application for the same be made to the County of Lexington except with the written consent of Developer. However, Developer hereby expressly reserves unto itself and its successor or assigns the full right and privilege to re-plat and change the boundary lines or subdivide any lot or lots owned by it provided, however, that such right and privilege shall not affect any lots already sold and provided that no such resurvey shall be less in area than the smallest lot now shown in the subdivision from which such re-surveyed lot may be carved. In all cases of re-subdivision of any lots, the setbacks lines and the side and rear line restrictions and the drainage and utility easements as set forth in the covenants shall be applicable to those subdivided lots.

4. Zoning ordinances, restrictions, and regulations of the County of Lexington and its various agencies applicable to the subject property shall be observed. In the event of any conflict between any provision of these Declarations and such ordinances, restrictions or regulations, the more restrictive provision shall apply.

ARTICLE II ARCHITECTURAL CONTROL COMMITTEE

1. No building shall be erected upon any of the lots in the subdivision until the building plans, specifications and plot plan showing the location of the building are approved in writing as to conformity and harmony of external design with existing structures in the subdivision and as to the location of the building with respect to topography and finished ground elevations by the Architectural Control Committee (hereinafter "ACC") which shall initially be comprised of Declarant or their appointed successors. Action by a unanimous vote of the membership of the ACC shall be binding.

2. Membership in the ACC shall be solely by appointment of Developer until all of the lots which are now or may hereafter be made subject to these Declarations shall have been improved by the constructions of a residential building unless said Developer shall, in its sole discretion, earlier assign its rights of Appointment to the Association. Thereafter, right of membership appointment

ARTICLE III LAND USE RESTRICTIONS

1. No poultry, swine, cows, goats, horses, mules or other farm animals or fowls or exotic animals or bait farms shall be maintained on any lot. No more than two (2) cats, dogs, or similar domestic pets may be kept on any lot.

2. No vegetable garden may be planted on any lot except in the rear of backyard of any lot.

3. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood, nor should any such conditions be permitted to exist. All lawns, yards and grounds of each lot shall be maintained in a neat and orderly manner consistent with the standards and character of the development.
4. Television, radio, and CB antennas or dishes are not permitted without the prior written approval of the ACC.
5. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste and such shall be kept in clean and sanitary closed containers. No garbage or domestic trash shall be disposed of by burning or burying on any lot within this subdivision or adjacent property.
6. No signs may be placed on any lots except "For Sale" and "For Rent" signs, but in no event, shall a sign exceed two (2) feet by three (3) feet in area.
7. Fences shall not be permitted to extend in front of the residence on a lot and must be approved by the ACC as set forth hereinabove. All fencing must be of the color, design, and material of any and all boundary fences installed by Developer.
8. No storage or outside building or shed may be erected without the written consent of the ACC and any such building can only be approved if it is placed in the rear of the lot and the rear lot is fenced as set forth hereinabove.
9. No junked or abandoned vehicles shall be allowed or permitted to be on any lot or common area for a period exceeding fifteen (15) days and any vehicle not bearing a current license plate issued by the South Carolina Department of Highways and Public Transportation shall be considered abandoned.

ARTICLE IV RESERVATIONS OF EASEMENTS

1. Easements for the installation and maintenance of utilities and drainage facilities are reserved by the Developer over the rear ten (10) feet of each lot and over three (3) feet from each side lot line, except where such side lines compose a common wall to the individual residences and overall areas designated as easements upon the aforesaid plat the ST. ANDREWS RESERVE; provided that in the event of re-subdivision of any of the said lots under the provision of Paragraph 3 of Article I hereof, such side easements shall apply to the side lot lines of the lots as re-subdivided in lieu of the side lot line of the lots as shown on the original plat referred to above, unless installation of utilities and drainage facilities shall have been substantially completed, in which event the easement originally reserved shall apply. Where an easement with larger dimensions is shown on said plat, the larger easement shall apply instead of the easement herein reserved.

2. If any portion of a residence encroaches upon any other lot as a result of construction, or reconstruction of the buildings or if any such encroachment shall occur hereafter as a result of settling or shifting of the buildings, there shall exist a valid easement for these encroachments and for the maintenance of the same so long as the residence stands.

3. For the purpose of performing its function under this or any other Article of this Declaration, the Developer reserves unto itself, the Declarant, and the Association, and their successors, assigns and designees, a perpetual, alienable easement and right of ingress and egress, over, upon, across and under each lot to (a) correct any violation of this Declaration, (b) make necessary examinations in connection therewith, (c) respond to the request or demand of a governmental body, district, agency, or authority exercising jurisdiction over a portion of the property subject to this Declaration, and (d) in the sole discretion of the Declarant or the Board of Directors, prevent an anticipated request or demand of a governmental body, district, agency, or authority exercising jurisdiction over a portion of the property subject to this Declaration. Any entry by the Developer, the Declarant or the Association, or their successors, assigns or designees under the terms of this section shall not be deemed a trespass, and an easement in gross of a commercial nature is reserved to the Developer, the Declarant and the Association, for the purpose of entry onto any residential lot for the purpose of enforcing this section.

4. The Developer further reserves unto itself, the Declarant, and the Association, and their successors, assigns and designees, a perpetual, alienable easement and right of ingress, egress and access under, over, upon and across all roadways located within the ST. ANDREWS RESERVE subdivision, namely Jimmy Love Lane, a privately maintained road.

5. The Developer further reserves unto itself, the Declarant, and the Association, and their successors, assigns and designees, a perpetual, alienable easement and right to locate signs, entrances, landscaping, sprinklers and other improvements related to the common area or common facilities of the ST. ANDREWS RESERVE subdivision.

6. The easements and rights set forth in this Article may be exercised by the Developer, the Declarant or the Association, and their successors, assigns and designees, but these reservations shall not be considered an obligation of the Developer or the Declarant to provide or maintain any such services."

ARTICLE V

MEMBERSHIP IN THE ASSOCIATION AND VOTING RIGHTS OF ITS MEMBERS

1. MEMBERSHIP

All owners of a single family residential building lot or lots in ST. ANDREWS RESERVE shall thereby become members of the Association for so long as such ownership continues. Provided, however, that no person or corporation in taking title as security for the payment of money or for the performance of any obligations shall thereby so become entitled to membership. Ownership of property as qualification for membership is defined herein as follows: Ownership of any such lot under recorded deed whether the owner is occupant or not or ownership under a bond for title or contract of purchase, if the same be accompanied by the actual occupancy of the lot in question. Ownership within the meaning and intention hereof shall cease upon the sale of any such lot to

another, or the termination of occupancy of the property by the owner thereof accompanied by the giving of such owner to another a bond for title or contract of sale with respect to such lot.

Developer shall be a member of the Association so long as it is an owner of one or more residential lots as shown on the aforesaid plat.

Members of the Association shall consist of two classes. Class A members and Class B members who respectively shall have the rights, voting privileges and duties as set forth in the bylaws of the Association and as hereinafter set forth, to wit:

A. Class A members for the owners of lots in ST. ANDREWS RESERVE shall initially consist of the Developer, unless Developer assigns its rights to Class A membership to the Declarant, who shall be entitled to voting privileges, in the amount of one (1) vote for each residential lot owned by it in ST. ANDREWS RESERVE.

B. Class B members shall consist of all other owners of residential lots in ST. ANDREWS RESERVE, other than the Developer or Declarant. Class B members shall not have voting privileges until Developer and Declarant shall have conveyed one hundred (100%) of the residential lots as shown on the aforementioned plat, at which time Class B member shall automatically become Class A members. In the event that a Class B Member shall own more than one contiguous lot upon which only one residence is constructed, such member, upon becoming a Class A member, shall be entitled to only one (1) vote and shall likewise only be subject to the imposition of dues and assessments calculated for a single lot pursuant to Article VI of these Declarations, provided said residence is partially physically located on each such contiguous lot. A corporation owning one or more lots in ST. ANDREWS RESERVE shall have one (1) vote for each lot owned, but no member, stockholder, director, employee or officer of such corporation shall acquire thereby any rights individually to become a member of the Association.

2. DUTIES OF THE ASSOCIATION

A. It shall be the duty of the Association to impose and collect such dues, assessments, and other charges as it may deem necessary in accordance with Article VI hereof, and to landscape and maintain the beautification of all common areas and green spaces of ST. ANDREWS RESERVE as shown on the plat thereof. In addition, the Association shall also repair and maintain all roadways and sidewalks and parking areas of said subdivision located as shown on subdivision development plat incorporated herein. The Association may, in its discretion, have the additional duty of requiring all lot owners to maintain their property in accordance with the standards set forth herein.

B. Maintenance of liability insurance for the Association in such amounts as shall be determined by its Board of Directors to protect the Association against claims for which the Board of Directors determine should be covered, including, without limitation, insurance for the officers and directors in connection with their management of the Association

ARTICLE VI
COVENANTS AND ASSESSMENTS IN FAVOR OF THE ASSOCIATION

1. IMPOSITION OF ASSESSMENT

Each member of the Association, as defined in Article V of these Declarations, obligated himself, herself or itself and by the ownership of a residential lot in ST. ANDREWS RESERVE shall be deemed to covenant and agree to pay the Association when due the annual or special assessment for any dues or charges established hereby or by its Board of Directors from time to time hereinafter provided. **In no event, shall ownership by the Developer or Declarant of any residential lot in ST. ANDREWS RESERVE be construed as imposing upon Developer the duty or obligation of paying any dues, assessments, or other charges to the Association for such lots or areas.**

Each residential building lot on the aforementioned plat of ST. ANDREWS RESERVE shall be made subject to a continuing lien to secure the payment for each annual or special assessment or charge when due.

2. AMOUNT OF ASSESSMENT

Such annual or special assessment or charge shall be in an amount to be fixed from year to year by the Declarant until such time as the Board of Directors of the Association is established or by the Board of Directors of the Association provided that the amount of each annual or special assessment shall be in equal amounts with respect to each lot subject to such charge or assessment under the terms of this Declaration. Such annual assessment is presently fixed at \$375.00 per lot, per year, subject to change by the Declarant until such time as the Board of Directors of the Association is established or by a majority vote of the Board of Directors of the Association. Special assessments may be imposed by the Declarant until such time as the Board of Directors of the Association is established or by a majority vote of the Board of Directors of the Association.

A Capital Contribution Fee in the amount of \$150.00 along with a Transfer Fee in the amount of \$150.00 will be collected when each Lot is sold to a party who is not the Developer or Declarant.

3. USE OF ASSESSMENT

The amount paid as assessments may be used for the payment of expenses incurred by the Developer or the Board of Directors for the following purposes:

- a. Maintenance of entrance sites, signs, entrance ways, medians common areas and green spaces, to include front yards only of homes in ST. ANDREWS RESERVE, and private roads located in ST. ANDREWS RESERVE.
- b. Payment of monthly utility charges for street lights, if applicable.
- c. For such purposes as set forth in the Bylaws of the Association as they now or will exist or as they may be amended from time to time.
- d. For such other lawful purposes as the Declarant or the Board of Directors of the Association shall determine.

4. DEDICATION OF COMMON AREAS, GREEN SPACE, ETC.

The Developer shall, upon the request of the Declarant, convey title to the common areas, green spaces, entry way, street lights and private roads of ST. ANDREWS RESERVE to the Declarant and/or to the Association, the grantee to be selected by the Declarant; provided, however, that to the extent not already accomplished, Developer shall convey title to the common areas, green spaces, entry way, street lights and private roads of ST. ANDREWS RESERVE to the Association at such time as one hundred (100%) percent of the residential building lots located in ST. ANDREWS RESERVE shall have been conveyed or made subject to a contract of sale from the Developer."

ARTICLE VII ADDITIONAL PROPERTY SUBJECT TO THESE DECLARATIONS

1. Additional contiguous real estate with the Developer may decide to add to the scheme of the development herein set forth may be subjected to and placed within the jurisdiction of the Association upon the written consent of the Developer at the sole option of the developer extending the terms of these Declarations to such other property, and the same shall be effective upon the filing of same for record in the Office of the Register of Deeds for Lexington County, State of South Carolina. Such supplementary declarations or agreements may contain such modifications of the terms of these Declarations as may be deemed necessary or appropriate by the Developer to reflect the different character, if any, of said additional real estate. In no event, however, shall such supplementary declarations be construed so as to revoke or modify the terms hereof with respect to the property shown on the aforementioned plat of ST. ANDREWS RESERVE.

2. The Developer reserves unto itself and its successors and assigns, or heirs and assigns, as the case may be, the full and absolute right to extend the streets, roads, parking areas, utilities, storm drainage systems, and water and sanitary sewer systems to such additional real estate as may be added to the scheme of the development as herein set forth.

ARTICLE VIII REMEDIES FOR VIOLATIONS OF THESE DECLARATIONS

In the event of a violation or breach of any of the declarations and restrictions contained herein by any owner, or agent of such owner, the owners of lots in ST. ANDREWS RESERVE or the Association or the ACC or any of them jointly or severally shall have the right to proceed at law or in equity to compel the compliance to the terms hereof or to prevent the violations or breach of the covenants herein contained or recover damages for such violation. In addition to the foregoing, the Developer, or the Association, or the ACC have the right, whenever there shall have been built on any lot in the Subdivision any structure or other conditions created which is in violation of these restrictions, to enter upon the property where such exists and summarily abate or remove the same at the expense of the owner, if after 30 days written notice of such violation, it shall not have been corrected by the lot owner. Any such entry and abatement or removal shall not be deemed a trespass. The failure to enforce any rights,

reservations, restrictions or conditions contained in this Declaration, however long continued, shall not be deemed a waiver of the right to do so hereafter as to the same breach or as to a breach occurring prior or subsequent thereto and shall not bar or affect its enforcement. Provided, however, that no violation of any covenant or restriction shall constitute a forfeiture or reversion of title hereunder.

In the event the Developer, the Declarant, the Association, the ACC, or the owners of any lot or lots in ST. ANDREWS RESERVE shall bring an action at law or in equity as provided hereinabove, the prevailing party in any such action shall be entitled to recover attorneys' fees and cost of such action in an amount to be determined by the court of competent jurisdiction hearing same.

ARTICLE IX SEVERABILITY CLAUSE

The invalidation of any one or more paragraphs or portions of these Declarations and agreements by judgment or decree of a court of competent jurisdiction shall in no way affect any of the other provision, which shall remain in force and effect.

ARTICLE X EFFECTIVE PERIOD

These Declarations and agreements shall be effective immediately upon the filing of the same for record in the Office of the Register of Deeds, Lexington County, South Carolina; shall thereupon run with the land and be binding upon all persons or parties and their heirs, successors, or assigns claiming title under or through the Developer, for a period of twenty (20) years from the date hereof, and shall be continued automatically and without further notice from that time for a period of ten (10) years thereafter for successive periods to ten (10) years without limitation, unless by a vote of two-thirds (2/3) majority of the then owners of the lots it is agreed to change said covenants in whole or in part. These restrictions may be amended from time to time by the owners of two-thirds (2/3) of the lots in said subdivision.

So long as the Developer shall hold title to any portion of the hereinabove described property, the Developer as well as its successors, assigns, or heirs, as the case may be, shall have, and are hereby granted the exclusive right, exercisable at any time and from time to time, Declarations in any one or more respects whenever in the sole and controlled opinion of the Developer, such waiver, repeal or variance detrimental to the general nature in development of ST. ANDREWS RESERVE as a residential area.

ARTICLE XI DECLARANT

Developer desires to establish, and does hereby establish, a Declarant under this Declaration. The

initial Declarant under this Declaration shall be Developer. Declarant shall have, and Developer does hereby assign to Declarant, all of the rights and powers of Developer under this Declaration and as set forth in the Bylaws of the Association, including without limitation (i) the right to enforce the provisions of this Declaration, (ii) the right to be the Class A member of the Association, (iii) the right to appoint the members of the ACC, (iv) the right, in connection with Developer, to annex and subject additional contiguous property to this Declaration and to the covenants, conditions, restrictions, easements, charges, and liens set forth herein and to the guidelines, policies, procedures, rules and regulations adopted by Declarant, the Board of Directors, and/or the ACC and to place such contiguous property within the jurisdiction of the Association, (v) the right to amend this Declaration in accordance with Article X hereof, and (vi) all other rights and powers of Developer as set forth in the Declaration, as amended and supplemented by this Amendment, and in the Bylaws of the Association.

By the filing of a document with the Register of Deeds of Lexington County, the Declarant or the Association, as the case may be, may assign, either permanently or temporarily or in part or in whole, any or all of the rights and powers granted or arising from this Declaration to one or more entities or persons without the consent of the Developer or any owner. The Declarant or the Association, as the case may be, may delegate any of the powers and rights to the same extent as it may assign them without any recording requirements.

ARTICLE XII INCORPORATION OF ASSOCIATION

Declarant shall have the right (i), to the extent it has not been incorporated, to incorporate the Association for the purpose of carrying out the duties of the Association and for the purpose of owning property and/or for the purpose of maintaining and operating some or all of the common areas within the subdivision, including all roadways, (ii) to name the Association "St Andrews Reserve Homeowners Association, Inc." and (iii) to create and adopt Bylaws to govern the affairs of the Association.

ARTICLE XIII DECLARANT'S APPOINTMENT AND REMOVAL POWER; BOARD OF DIRECTORS

The affairs of the Association shall at all times be managed by a Board of Directors. During the period that Declarant is the sole Class A member, Declarant (i) shall have the authority to appoint the directors, and (ii) may, in its sole and absolute discretion, authorize the Association to elect director(s). Any such authorization to appoint or elect director(s) may be permanent in nature, in which case the election of directors by the members of the Association shall occur in accordance with the Bylaws, or may be temporary or authorize the Members to elect directors in a manner such that the directors, when elected, are then appointed by Declarant. If the authorization is permanent in nature, such authorization shall be in writing and shall state that Declarant specifically relinquishes its authority to appoint one or more directors. Otherwise, any authorization shall not be deemed to constitute a waiver of Declarant's right to appoint or remove director(s). At any time, any director(s) appointed by Declarant may only be removed from the Board of Directors, with or without cause, by

Declarant, by giving written notice of removal to the director so effected and either the remaining members of the Board of Directors or the Association's president or secretary.

ARTICLE XIV OWNER'S MAINTENANCE RESPONSIBILITIES

Unless specifically identified herein or specifically elected by the Declarant or the Board of Directors as being the responsibility of the Association, all maintenance and repair of a lot, together with all portions of a dwelling and other improvements on a lot, including without limitation landscaping maintenance, shall be the responsibility of the owner of such lot. The responsibility of each owner shall include, but not limited to, the painting, maintenance, repair, and replacement of walls or fences, and all siding, exterior doors, fixtures, mailboxes, equipment, and appliances (including, without limitation, the heating and air-conditioning system for the dwelling) and all chutes, flues, ducts, conduits, wires, pipes, plumbing or other apparatus which are deemed to be a part of the dwelling or lot, and the lawns, trees, shrubs, fences, grass, driveways, walkways, patios, or sidewalks and any other landscaping component on the lot. The responsibility of the owner shall also include, but not be limited to, the maintenance, repair, and replacement of all glass, lights and light fixtures (exterior and interior), awnings, window boxes, window treatments, window screens, and all screens or glass-enclosed porches, patios, balconies, or decks which are a part of the dwelling. Each owner shall also maintain roof, gutters and downspouts in a good state of repair. In addition, each owner shall maintain their trash receptacles in such a manner as to prevent any foul or unpleasant odors from disturbing others, or odors that may attract animals. Each owner shall ensure that trash receptacles containing building or construction waste and debris are maintained in a manner in keeping with the requirements of this provision, including without limitation the responsibility of keeping said receptacles from becoming overloaded with waste and debris or becoming an aesthetic eyesore or potential danger for others in the subdivision. Declarant and the Association shall have the authority to enforce an owner's maintenance responsibilities under this Article, pursuant to remedies set forth below.

In the event that the owner neglects or fails to maintain his lot and/or the exterior of his or her dwelling in the subdivision, the Declarant or the Association may, in addition to any other remedy, provide such exterior maintenance. The Declarant or the Association shall first give written notice to the owner of the specific items of the exterior maintenance or repair that the Declarant or the Association intends to perform and the owner shall have the time set forth in said notice within which to perform such exterior maintenance himself or to satisfy the Declarant or the Association that the required maintenance or repair will be completed in a timely manner. The determination as to whether an owner has neglected or failed to maintain his lot and/or dwelling shall be made by the Declarant or the Board of Directors, in its sole discretion, or an entity authorized to do so by the Declarant or the Board of Directors.

In the event the Declarant or the Association performs such exterior maintenance, repair or replacements, the costs of such maintenance, repairs or replacement together with all costs of collecting from the owner the cost of such maintenance, repairs or replacement shall be added to and

become a part of the assessment to which that lot is subject.

In the event that the Declarant or the Association determines that the need for maintenance, repair or replacement, which is the responsibility of the Association hereunder, is caused through the willful or negligent act of an owner or the respective family, agents, customers, invitees, licensees, employees, servants, contractors, tenants and tenant's agents, customers, invitees, licensees, employees, servants and contractors of each owner, then the Declarant or the Association may perform such maintenance, repair or replacement at such owner's sole cost and expense, and all costs thereof, together with all costs of the collection shall be added to and become a part of the assessment to which such owner is subject and shall become a lien against the lot of such owner.

ARTICLE XV
OWNER'S MAINTENANCE RESPONSIBILITIES

The Developer, Declarant, or the Board of Directors may employ a manager or managerial firm to supervise all work, labor, services, and material required in the operation and maintenance of the common area and in the discharge of the Association's duties throughout the subdivision.

ARTICLE XVI
GOVERNING LAW

This Declaration shall be governed by and construed in accordance with the laws of the State of South Carolina (without regard to its conflict of laws rules).

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

Date: _____, 2017

Signed, Sealed and Delivered
in the Presence of:

[Handwritten Signature]

Jimmy Love Land LLC, Declarant

[Handwritten Signature]

[Handwritten Signature] (L.S.)
By: S. Wade McGuinn
Its: Member

STATE OF SOUTH CAROLINA

COUNTY OF LEXINGTON

ACKNOWLEDGMENT

S.C. §30-5-30

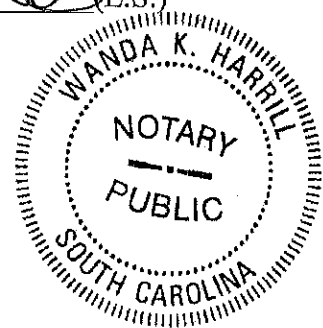
(EFFECTIVE JANUARY 1, 1995)

I, a Notary Public for South Carolina, do hereby certify that S. Wade McGuinn, as member of Jimmy Love Land, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this June 8, 2017.

[Handwritten Signature] (L.S.)
Notary Public

My Commission Expires: 10-17-2020



I hereby consent to the above Declaration which will be applicable and incorporated into any and all lots that I currently own in St. Andrews Reserve.

[Handwritten Signature]
[Handwritten Signature]

Jimmy Love Development Company, Inc.

By: S. Wade McGuinn
Its: Member

[Handwritten Signature] (S.)

STATE OF SOUTH CAROLINA
COUNTY OF LEXINGTON

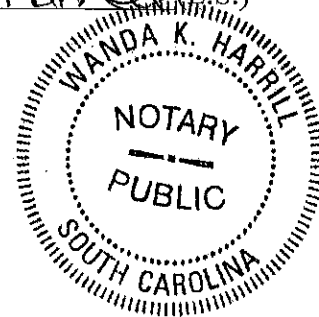
ACKNOWLEDGMENT
S.C. §30-5-30
(EFFECTIVE JANUARY 1, 1995)

I, a Notary Public for South Carolina, do hereby certify that S. Wade McGuinn, as member of Jimmy Love Development Company, Inc. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this June 8, 2017.

Wanda K Harrill (S.)
Notary Public

My Commission Expires: 10-17-2021



I hereby consent to the above Declaration which will be applicable and incorporated into any and all lots that I currently own in St. Andrews Reserve.

[Handwritten Signature]
[Handwritten Signature]

McGuinn Homes, LLC

[Handwritten Signature]
By: S. Wade McGuinn
Its: Member

STATE OF SOUTH CAROLINA

COUNTY OF LEXINGTON

ACKNOWLEDGMENT

S.C. §30-5-30

(EFFECTIVE JANUARY 1, 1995)

I, a Notary Public for South Carolina, do hereby certify that S. Wade McGuinn, as member of McGuinn Homes, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this June 8, 2017.

[Handwritten Signature]
Notary Public

My Commission Expires: 10-17-2026

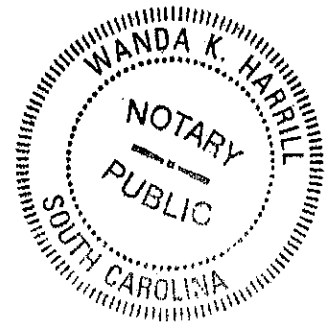


EXHIBIT A

All those certain pieces, parcels, or lots of land lying, being, and situate near the Town of Irmo, in the County of Lexington, State of South Carolina, with the improvements thereon, and being shown and designated as St. Andrews Reserve on a Revised Bonded Subdivision Plat of St. Andrews Reserve prepared by Cox and Dinkins, dated October 18, 2016, and recorded February 22, 2017, in Office of the Lexington County Register of Deeds in Oversized Plat Book 19021 at Page 220. Reference being made to said plat for a more complete and accurate description thereof. All measurements being a little more or less.