

# Garden Brooke Homeowners Association, Inc.

## SUBDIVISION RESIDENTIAL GENERAL COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, AND LIENS

Executed 27<sup>th</sup> Day of March, 2007  
Recorded in Office of Register of Deeds  
Richland County, SC in Book \_\_\_\_\_, Page \_\_\_\_\_

Book 1304-1170

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Restrictions

Fee: \$47.00 County Tax: \$0.00

State Tax: \$0.00



2007033224 Richard W. Rodden

Richland County ROD

**THIS DECLARATION IMPOSES ASSESSMENTS CONSTITUTING A LIEN ON EACH LOT IN THE SUBDIVISION. PLEASE CONTACT THE ASSOCIATION TO DETERMINE THE STATUS OF A PARTICULAR LOT WITH REGARD TO PAYMENT OF ASSESSMENTS.**

STATE OF SOUTH CAROLINA)	GENERAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GARDEN BROOKE HOMEOWNERS ASSOCIATION, INC. SUBDIVISION
COUNTY OF RICHLAND        )	

THIS GENERAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GARDEN BROOKE HOMEOWNERS ASSOCIATION, INC. SUBDIVISION is made this 27<sup>th</sup> day of March, 2007 by SIX OAKS, LLC, (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property located in Richland County, South Carolina, containing approximately 34.38 acres of land, more or less; and

WHEREAS, Declarant intends to develop the Property in phases and to initially develop and submit to the provisions of this Declaration the first phase thereof (hereinafter the "Property"), which is more fully described in EXHIBIT "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the remaining phases of Garden Brooke may be submitted to the provisions of this Declaration and incorporated within the Property upon future amendments of this Declaration in accordance with the provisions of Article XVIII herein below; and

WHEREAS, Declarant intends by this Declaration to impose upon the Property mutually beneficial restrictions under a general plan of improvement for the benefit of all owners of property in Garden Brooke, and to provide a flexible and reasonable procedure for the development of the Property and the administration, maintenance, preservation, use and enjoyment of the Common Area within Garden Brooke.

NOW, THEREFORE, Declarant hereby declares that the Property which is described in EXHIBIT "A" shall be held, transferred, sold, conveyed, leased, occupied and used subject to the following easements, restrictions, covenants, charges, liens and conditions which are for the purpose of protecting the value and desirability of the Property, and which shall touch and concern and run with title to the Property. This Declaration and all provisions hereof shall be binding on all parties having any right, title or interest in the Property or any portion thereof, and their respective heirs, successors, successors in title, and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I  
IMPOSITION OF COVENANTS AND  
STATEMENT OF PURPOSE

Section 1.01 Imposition of Covenants. Declarant hereby makes, declares and establishes the following covenants, conditions, restrictions and easements (collectively referred to as the "Covenants") which shall affect all of the Property. From this day forward, the Property shall be held, sold and conveyed subject to the Covenants. The Covenants shall run with the land and shall be binding upon all persons or entities having any right, title or interest in all or any part of the Property, including Declarant, and their heirs, successors and assigns, and their tenants, employees, guests and invitees, and the Covenants shall inure to the benefit of each owner of the Property.

Section 1.02 Statement of Purpose. These Covenants are imposed for the benefit of all owners of the parcels of land located within the Property. These Covenants create specific rights and privileges which may be shared and enjoyed by all owners and occupants of any part of the Property.

Section 1.03 Declarant's Intent. Declarant desires to ensure the attractiveness of the individual lots and parcels and facilities; to prevent any future impairment of the Property; and to preserve, protect and enhance the values and amenities of the Property.

Section 1.04 Expansion. Certain parcels of land may be planned for development in Garden Brooke in the future (the "Expansion Property"). However, the Expansion Property is not included in the description of the Property of EXHIBIT "A" to this Declaration. Declarant specifically reserves the right, but shall be under no obligation, to bring the Expansion Property within the scheme of these Covenants by recording a Declaration of Annexation (as defined in Section XV below).

ARTICLE II  
DEFINITIONS

The following terms as used in this Declaration, are defined as follows:

Section 2.01 "Adjoining Land" shall mean and refer to land contiguous with the Property, whether or not owned by Declarant, which is or may be made subject to this Declaration as provided in Section 15.02 below.

Section 2.02 "Annexation" shall mean and refer to the process by which portions of the Expansion Property or Adjoining Land are made subject to this Declaration as provided in Article XV below.

Section 2.03 "Architectural Guidelines" shall mean and refer to the guidelines and rules established and supplemented from time to time by the Architectural Review Board.

Section 2.04 "Architectural Review Board" or "ARB" shall mean and refer to the committee formed pursuant to Article VI below to maintain the quality and architectural harmony of improvements in Garden Brooke & Six Oaks.

Section 2.05 "Articles" or "Articles of Incorporation" shall mean and refer to the Articles of Incorporation of the Association which will have been filed with the Secretary of State to create the Association.

Section 2.06 "Assessments" shall mean and refer to annual, special and default Assessments levied pursuant to Article IV below to meet the estimated cash requirements of the Association.

Section 2.07 "Association" shall mean and refer to the Garden Brooke Homeowners Association, Inc., a non-profit membership corporation, or any successor of the Association by whatever name, charged with the duties and obligations set forth in this Declaration.

Section 2.08 "Board of Directors" shall mean and refer to the Board of Directors of the Association, which is the governing body of the Association.

Section 2.09 "Building" shall mean and refer to a Building or Buildings constructed on a Lot or Tract.

Section 2.10 "Building Site" shall mean the Building envelope or area within a Lot where a Building or other improvement shall be located, always subject to the prior written approval of the ARB.

Section 2.11 "By-Laws" shall mean and refer to the By-Laws of the Association which establish the methods and procedures of its operations.

Section 2.12 "Common Area" shall mean and refer to the real property, if any, in which the Association owns an interest for the common use and enjoyment of all of the Members. Such interest may include without limitation estates in fee, for terms of years or easements.

Section 2.13 "Declarant" shall mean and refer to Six Oaks, LLC, a South Carolina limited liability company, its successors and assigns.

Section 2.14 "Declaration of Annexation" shall mean and refer to a declaration prepared and recorded in accordance with Article XIII below to incorporate the Expansion Property or Adjoining Land within the Property governed by this Declaration.

Section 2.15 Deliberately Kept Blank For Future Amendments.

Section 2.16 "Expansion Property" shall mean and refer to such additional real property owned by Declarant or acquired by Declarant in the future as Declarant shall make subject to the provisions of this Declaration, by duly recorded Declaration of Annexation.

Section 2.17 "Improvement(s)" shall mean and refer to all Buildings and structures, parking areas, loading areas, fences, walls, hedges, plantings, poles, driveways, ponds, lakes, Recreational Facilities, signs, changes in any exterior color or shape, excavation and all other

site work including without limitation grading, road construction, utility improvements, removal of trees or plantings, and any new exterior construction or exterior improvement which may not be included in the foregoing. "Improvement(s)" does not include turf, shrub or tree repair or replacement of a magnitude which does not change exterior colors or exterior appearance. "Improvement(s)" does include both original improvements and all later changes and improvements.

Section 2.18 "Lot" shall mean and refer to a parcel of land designated as a lot on any Plat of Garden Brooke.

Section 2.19 "Maintenance Fund" shall mean and refer to the fund created by Assessments and fees levied pursuant to Article IV below to provide the Association with the funds required to carry out its duties under this Declaration.

Section 2.20 "Manager" shall mean and refer to such person or entity retained by the Board of Directors to perform certain functions of the Board pursuant to this Declaration and the By-Laws.

Section 2.21 "Member" shall mean and refer to any person or entity holding membership in the Association.

Section 2.22 "Mortgage" shall mean and refer to any mortgage, or other document pledging any portion of the Property or interest therein as security for the payment of a debt or obligation. "First Mortgage" shall mean and refer to any Mortgage which is not subject to any prior lien or encumbrance except liens for taxes or other liens which are given priority by statute.

Section 2.23 "Open Space" shall mean and refer to all real property designated as open space on any plat of Garden Brooke and the real property owned by Declarant in Garden Brooke which is to remain natural, open space after completion of the development of Declarant.

Section 2.24 "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of fee simple title to any Lot, but shall not mean or refer to any person or entity who holds such interest merely as security for the performance of a debt or other obligation, including a Mortgage, unless and until such person or entity has acquired fee simple title pursuant to foreclosure or other proceeding.

Section 2.25 "Plat" shall mean and refer to any plat (or as-built survey) depicting the Property filed in the R.O.D. Office for Richland County, South Carolina, as such plat may be amended from time to time.

Section 2.26 "Project" shall mean and refer to a separately designated and developed area constructed upon a portion of the Property and comprised of discrete types of development or use, including without limitation the following types of uses:

- (i) A residential development of single family detached houses;

- (ii) A residential development of townhouses or zero lot line homes for single family use;
- (iii) A commercial structure of any kind, including retail, restaurant, lounge or recreational uses; or
- (iv) Any other separately developed area within Garden Brooke, devoted to a separate purpose.

Section 2.27 "Project Common Areas" shall mean and refer to the area within a Project restricted in whole or in part to common use primarily by or for the benefit of the Owners within the Project and their families, tenants, employees, guests and invitees.

Section 2.28 "Commercial Project Declaration" shall mean and refer to a declaration of covenants, conditions and restrictions establishing a plan of commercial ownership or otherwise imposing a unified development scheme on a particular project, in or near Garden Brooke and established by Declarant under a planned unit development.

Section 2.29 "Project Documents" shall mean and refer to the basic documents creating and governing a particular Project, including the Project Declaration, the Articles of Incorporation and By-Laws of the Project Association, and any procedures, rules, regulations or policies adopted under the Project Documents by the Project Association.

Section 2.30 "Project Parcel" shall mean and refer to the portion of the Property upon which a Project is located, as indicated, if appropriate, on the Plat or Site Plan relating to the Project and as designated by Declarant in the Project Declaration.

Section 2.31 "Property" shall mean and refer to the Property initially subject to this Declaration and any additional real property from time to time subject to these Covenants pursuant to the provisions of this Declaration.

Section 2.32 "Recreational Facilities" shall mean and refer to the recreational facilities or amenities owned by Declarant and located within the Property from time to time.

Section 2.33 "Supplemental Covenants" shall mean and refer to additional or further restrictive covenants imposed on a portion or portions of the Property from time to time.

Section 2.34 "Garden Brooke" shall mean and refer to the planned community created by this Declaration, consisting of the Property and all of the Improvements located on the Property and sometimes referenced as a subdivision otherwise.

Section 2.35 "Garden Brooke Documents" shall mean and refer to the basic documents creating and governing Garden Brooke, including but not limited to this Declaration, the Articles of Incorporation and By-Laws of the Association, the Architectural Guidelines and any procedures, rules, regulations or policies adopted under such documents by the Association or the Architectural Review Board.

Section 2.36 " Garden Brooke Rules" shall mean and refer to the rules adopted by the Association as provided in Section 3.06 below and include but not be limited to the rules of all documents as established herein.

Section 2.37 "Tract" shall mean and refer to a parcel of land designated as a tract and reserved for use as a street or road on a Plat of Garden Brooke.

Section 2.38 "Voting Unit" shall mean and refer to any one of the interests in the Property designated in Section 3.04 below to which a right to vote in Association matters is allocated.

### ARTICLE III THE ASSOCIATION

Section 3.01 Dedication of Common Area. Declarant may hereafter convey to the Association certain parts of the Property as Common Area intended for common use by the Owners in Garden Brooke. Such designated areas shall, upon conveyance, be dedicated to the common use and enjoyment of Owners, and their families, guests, tenants, employees and invitees.

Section 3.02 Association's Responsibility for Common Area. Subject to the rights of the Owners set forth in this Declaration, the Association shall be responsible for the management and control of the Common Area dedicated under Section 3.01 above and all Improvements in the Common Area (including equipment related thereto), and shall keep it in good, clean and attractive condition and repair consistent with the requirements of a first class residential and recreational community, pursuant to the terms and conditions of this Declaration.

Section 3.03 Membership. Every Owner, by virtue of being an Owner and for as long as he is an owner, shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot. No Owner, whether one or more persons, shall have more than one membership per Lot owned, but all of the persons owning each Lot shall be entitled to rights of membership and of use and enjoyment appurtenant to such ownership. The Articles of Incorporation and By-Laws of the Association may set forth additional classifications of membership, which Members may or may not be Owners.

Section 3.04 Classes of Membership and Voting Rights. The Association shall have two classes of membership:

(a) Class A: Class A Members shall be all Owners, with the exception of Declarant. Each Class A Member shall be entitled to a specific number of votes based on the actual subdivision (as opposed to the permitted density) of the Lot owned, computed as follows:

(i) One vote for each Lot, according to the Plat.

The Ownership interests enumerated in Paragraph (i) above are sometimes referred to as "Voting Units." The number of votes allocated to the Owner of a Project Parcel shall decrease accordingly as each Voting Unit is transferred by the Owner of the Project Parcel to individual Owners. When more than one person holds an interest in any Voting Unit, all such persons

shall be Members. The vote for such Voting Unit shall be exercised as the Owners among themselves determine, and the Secretary of the Association shall be notified of such designation prior to any meeting. In the absence of such notification, the vote allocated to the Voting Unit shall be suspended in the event more than one person or entity seeks to exercise the right to vote. Any Owner of a Voting Unit which is leased may assign his voting right to the tenant, provided that a copy of the instrument of assignment is furnished to the Secretary of the Association prior to any meeting at which the tenant exercises the Voting right.

(b) Class B: The Class B Member(s) shall be Declarant and any successor of the Declarant who takes title to all or part of the Property for the purpose of development and sale and who is designated as a successor declarant in a recorded instrument executed by Declarant. Class B Members shall be entitled to three (3) votes for each Voting Unit (Voting Unit shall be as previously defined in this Section) owned. The Class B membership shall terminate on either of the following dates, whichever occurs earlier;

(i) December 31, 2010; or

(ii) The date on which Declarant voluntarily relinquishes its Class B membership as evidenced by a notice record- in the R.O.D. Office for Richland County, South Carolina.

Notwithstanding the provisions above, the Class B membership shall not terminate it within one hundred twenty (120) days after the condition set forth in Section 3.04 (b) (i) is fulfilled, Expansion Property is incorporated into the Property and as a result, the number of votes of the Class B members, determined on the basis of three votes per Voting Unit, is greater than the number of votes held by Class A Members. From and after the termination of Class B. membership, Declarant and any designated successor Declarant shall be entitled to one vote for each Voting Unit owned. At such time, Declarant shall call a meeting of Owners, as provided by the By-Laws for special meetings, to inform the membership of the termination of the Class B status and to transfer control of the Association to the Owners.

(c) Voting Members. Only Voting Members shall be entitled to cast votes at Association meetings on matters pertaining to this Association, including the election of members of the Board of Directors, amending this Declaration, the Articles of Incorporation and By-Laws of the Association and all other matters which may be brought before the Association membership except as otherwise provided in this Declaration.

Section 3.05 Compliance With Document. Each Owner shall abide by and benefit from the provisions, covenants, conditions, and restrictions contained in the Garden Brooke Covenants, Restrictions and By-Laws.

Section 3.06 Rules and Regulations. The Association from time to time and subject to the provisions of the Garden Brooke documents, may adopt, amend and repeal rules and regulations, to be known as the "Association Rules," governing, among other things and without limitation:



3.06.1 The use of Open Space;

3.06.2 The use of private roads;

3.06.3 Collection and disposal of garbage and trash;

3.06.4 The burning of open fires;

3.06.5 The control of animals;

3.06.6 Parking restrictions and limitations;

3.06.7 The posting of maximum speeds for vehicular traffic and other traffic rules;

3.06.8 Establishment of times or other restrictions when commercial vehicles may be permitted to use any or all the roads;

3.06.9 The types of vehicles (other than conventionally equipped passenger automobiles) and the times when any vehicle or motorized vehicle or device may be permitted to use the roads within Garden Brooke or any other area of the Property; and

3.06.10 A schedule of fines for infractions of the Association Rules or the Project Documents. A copy of the Association Rules in effect shall be distributed to each member of the Association, and any change in the Association Rules shall be distributed to each member within a reasonable time following the effective date of the change.

Section 3.07 Assistance to Architectural Review Board. The Association shall in all respects cooperate with and assist the ARB in the complete attainment of the ARB's functions, and in the enforcement of its Architectural Guidelines, rules, regulations and decisions.

Section 3.08 Manager. The Association may employ or contract for the services of a Manager, provided that no such employment shall be by a contract having a term of more than one (1) year, and each such contract shall be subject to cancellation by the Association upon thirty (30) days or less prior notice without cause and without payment of a termination fee. The Manager shall not have the authority to make expenditures for additions or improvements chargeable against the Maintenance Fund except upon specific prior approval and direction by the Board. The Board shall not be liable for any omission or improper exercise by a Manager of any such duty, power or function so delegated by written instrument executed by or on behalf of the board.

Section 3.09 Ownership of Personal and Real Property for Common Use. The Association, through action of its Board of Directors, may acquire, hold and dispose of tangible and

intangible personal property and real property. The Board, acting on behalf of the Association, shall accept any real or personal property, leasehold or other property interests within Garden Brooke conveyed to the Association by Declarant.

Section 3. 10 Roads and Streets. The Association shall own and be responsible for the maintenance of the private roads within Garden Brooke conveyed to it by Declarant until such time as they are conveyed to a public body. Such maintenance will include periodic maintenance of the roads, and trash removal. Private driveways located on the Property shall be maintained by the Owners of the Lots on which they are located. All roads not dedicated to the general public and accepted by the County of Richland shall be designated as "privately maintained roads" on a plat of survey recorded in the R.O.D. Office of Richland County. All roads so designated and dedicated as "privately maintained roads" shall be a part of the Common Area of the Association and shall be maintained by the Association. The cost of maintaining these roads shall be included as part of the annual assessment.

All roads designated and dedicated as "privately maintained roads" in accordance with this provision will be maintained by the Association in accordance with Section XI of the Declaration. All plats of survey describing or showing a privately maintained road shall designate such road as "privately maintained road."

All roads so designated and dedicated as "privately maintained roads" shall be a part of the common Area of the Association and shall be maintained by the Association.

Section 3.11 Books and Records. The Association shall make available for inspection, upon request, during normal business hours or under other reasonable circumstances, to Owners and Mortgagees current copies of the Association Documents and the books, records and financial statements of the Association prepared pursuant to the By-Laws. The Association may charge a reasonable fee for copying such materials.

Section 3.12 Successor of Declarant. The Association shall succeed to all of the rights, duties and responsibilities of Declarant under the Declaration upon termination of the Class B membership in accordance with Section 3.04 above. The Association shall not succeed to any rights of Declarant regarding any portion of the Expansion Property which has not then been annexed to the Property. The Association may delegate any of such rights, duties or responsibilities to the ARB or to any other committee or entity which it may choose to form.

Section 3.13 implied Rights and Obligations. The Association may exercise any other right or privilege given to it expressly by the Garden Brooke documents, and every other right or privilege reasonably to be implied from the existence of any right or privilege given to the Association under this Declaration or reasonably necessary to effectuate any such right or privilege. The Association shall perform all of the duties and obligations imposed on it expressly by the Garden Brooke Documents, together with every other duty or obligation reasonably to be implied from the express provisions of the Garden Brooke Documents or reasonably necessary to satisfy any such duty or obligation.

ARTICLE IV  
COVENANT FOR MAINTENANCE ASSESSMENTS

Section 4.01 Creation of the Lien and Personal Obligations for Assessments. Declarant, for each lot owned within the Property, hereby covenants, and each Owner of any Lot or Condominium Unit, by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed, is deemed to covenant and agree to pay to the Association: (1) annual Assessments or charges as provided in the Declaration for the purpose of funding the Maintenance Fund; (2) special Assessment for capital improvements and other purposes as stated in this Declaration; such annual and special Assessments to be fixed, established and collected from time to time as provided below; and (3) default Assessments which may be assessed against an Owner's Lot pursuant to the Garden Brooke documents for failure to perform an obligation under the Garden Brooke & Six Oaks Documents or because the Association has incurred an expense on behalf of the Owner under the Garden Brooke documents. The annual, special and default Assessments, together with interest, costs and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such Assessment is made until paid. Each such Assessment, together with interest, costs and reasonable attorneys' fees, shall also be the personal obligation of the Owner of such Lot at the time when the Assessment fell due, Assessments on condominium units in a Project shall be levied against each unit.

Section 4.02 Purpose of Assessments. The Assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the Owners and occupants of Garden Brooke and for the improvement and maintenance of the Common Area, Landscaping and maintenance of residential frontage, all including but not limited to the payment of taxes and insurance on the Common Area and repair, replacement and additions to any Improvements on the Common Area, reserve accounts, the cost of labor, equipment, materials, management and supervision and for the salary of fee of a Manager when and if employed.

Section 4.03 Calculation and Apportionment of Annual Assessments. The Board of Directors shall prepare a budget by April 15 of each year estimating its net cash flow requirements for the next year and an estimate of the Assessments to be charged each Owner, and the Board shall distribute the proposed budget to the Owners. On or before April 30 of each year, the Board shall approve the budget in final form and shall determine, levy and assess the Association's annual Assessments for the approaching year. Each budget shall include funds for establishing and maintaining reserves for periodic repairs, replacement and maintenance of any Improvements on the Open Space and Common Area and/or residential frontage which must be replaced on a periodic basis and for taxes, capital improvements, deficiencies from the prior year's Maintenance Fund and other purposes, and shall include any expected income and surpluses from the prior year's Maintenance Fund.

Section 4.04 Special Assessments. In addition to the annual Assessments authorized in Section 4.01 above, the Board of Directors may levy in any fiscal year one or more special Assessments applicable to that year only for the purpose of defraying, in whole or in part, the

cost of any construction or reconstruction, repair or replacement of a described capital Improvement on the Open Space or Common Area, including the necessary fixtures and personal property related thereto, or to make up any shortfall in the current year's budget. Notice of the amount and due dates for such special Assessments must be sent to each Owner at least thirty (30) days prior to the due date.

Section 4.05 Uniform Rate of Assessment. Both annual and special Assessments must be fixed at a uniform rate for each type of Lot classified by use or by Project, but the basis and rate of Assessments for each Project or each type of use may be varied as provided below:

4.05.1 Residential Property. Residential Lots shall be assessed on the basis appropriate for each type of such residential Project, which types may be based upon classification, including but not limited to Lots designated for single family and duplex dwellings and multi-family Projects, as determined by the Board of Directors from time to time. The rate of Assessment levied against Lots within the various residential Projects may be varied based upon the Board's sole and exclusive determination that any specific item in the Associations budget may more directly benefit a certain area or classification of the Property in excess of its proportionate share, or that the Association has provided services to such Project in excess of those to other Projects within Garden Brooke; provided, however, that such rate of Assessment shall be uniform within each Project.

The rates of Assessment for each Project and type of use shall be established from time to time by resolution of the Board. The classification of a Lot as to use and Assessment type shall be made by the Board in its sole discretion, and its decision shall be final. The Recreation Facilities developed by Declarant are conceived to enhance the Garden Brooke community in general and, accordingly, will not be accessed under this Declaration unless Declarant in its sole discretion subjects such facilities to an obligation for Assessments.

Section 4.06 Date of Commencement of Annual Assessment; Due Dates. The annual Assessment shall commence as to all Lots on the first day of the month following the conveyance of the first Lot to an Owner with a moratorium until a dwelling is completed and Certificate of Occupancy issued by approving authority. The first annual Assessment shall be prorated according to the number of months remaining in the calendar year. The Assessment for the first year shall be Twelve Hundred (\$1200.00) Dollars for a lot with dwelling approved with a Certificate of Occupancy by appropriate governmental authority. For lots without dwellings completed within the first six months, an assessment of Four Hundred (\$400.00) annual Assessment shall commence for Lots contained in each phase or of Expansion Property or Adjoining Land annexed to the Property on the first day of the month following the recording of the Declaration of Annexation incorporating them into the Property, and shall be prorated according to the number of months remaining in the calendar year. Assessments shall be collected on the periodic basis as the Board of Directors may determine from time to time, but until the Board directs otherwise, Assessments shall be payable annually of each fiscal year. Any Project Association may agree with the Association to collect regular or special Assessments of the Association as part of its Project Assessments and remit them to the Association on a timely basis. Collection of the Association's Assessments in this manner shall not prevent the creation of the Associations lien against any Lot or the Association's ability to

enforce or collect its Assessments provided under this Declaration if they are not remitted to the Association in a timely manner.

Section 4.07 Default Assessments. All monetary fines assessed against an Owner pursuant to the Association documents, or any expense of the Association which is the obligation of an Owner or which is incurred by the Association on behalf of the Owner pursuant to the Association documents, shall be a default Assessment and shall become a lien against such Owner's Lot which may be foreclosed or otherwise collected as provided in this Declaration. Notice of the amount and due date of such default Assessment shall be sent to the Owner subject to such Assessment at least thirty (30) days prior to the due date,

Section 4.08 Effect of Nonpayment of Assessment; Lien; Remedies of Association. Any Assessment installment, whether pertaining to annual, special or default Assessment, which is not paid within thirty (30) days of its due date shall be delinquent. In the event that an Assessment installment becomes delinquent, the Association, in its sole discretion, may take any or all of the following action:

4.08.1 Assess a late charge of at least fifteen (15%) per cent per delinquency;

4.08.2 Assess an interest charge from the date of delinquency at the rate per annum of two points above the prime rate charged by the Association's bank, or such other rate as shall have been established by the Board of Directors;

4.08.3 Suspend the voting rights of the Owners during any period of delinquency;

4.08.4 Accelerate all remaining Assessment installments for the fiscal year in question so that unpaid Assessments for the remainder of the fiscal year shall be due and payable at once;

4.08.5 Bring an action at law against any Owner personally obligated to pay the delinquent installments; or 4.08.6 File a statement of lien with respect of the Lot, and foreclose as set forth in more detail below.

The Association may file a statement of lien by recording with the R.O.D. Office for Richland County, South Carolina, a written statement with respect to the Lot, setting forth the name of the Owner, the legal description of the Lot, the name of the Association and the amount of delinquent Assessments then owing, which statement shall be duly signed and acknowledged by the President or Vice President of the Association or by the Manager, and which shall be served upon the Owner of the Lot by mail to the address of the Lot or at such other address as the Association may have in its records for the Owner. Thirty (30) days following the mailing of such notice, the Association may proceed to foreclose the statement of lien in the same manner as provided for foreclosure of mortgages under the statute of the State of South Carolina. Such lien shall be in favor of the Association and shall be for the benefit of all other Owners. In either a personal or foreclosure action, the Association shall be entitled to recover as a part of the action the interest, costs and reasonable attorneys' fees with respect to the action. No Owner may waive or otherwise escape liability for the Assessments provided for herein by

nonuse of the Common Area or abandonment of his Lot. The remedies herein provided shall not be exclusive, and the Association may enforce any other remedies to collect delinquent Assessments as may be provided by law.

Section 4.09 Successor's Liability for Assessments. In addition to the personal obligation of each Owner to pay all Assessments thereon and the Association's perpetual lien for such Assessments, all successors to the fee simple title of a Lot, except as provided in Section 4.10 below, shall be jointly and severally liable with the prior Owner or Owners thereof for any and all unpaid Assessments, interest, late charges, costs, expenses and attorneys' fees against such Lot without prejudice to any such successor's right to recover from any prior Owner any amounts paid by such successor. This liability of a successor shall not be personal and shall terminate upon termination of such successor's fee simple interest in the Lot. In addition, such successor shall be entitled to rely on the statement of the status of Assessments issued by or on behalf of the Association under Section 4.11 below.

Section 4.10 Subordination of the Lien. The lien of the Assessments provided for in this Declaration shall be subordinate to the lien of any First Mortgage. The lien of the Assessments shall be superior to and prior to any homestead exemption provided now or in the future by laws of the State of South Carolina. No sale or transfer shall relieve a Lot from Liability for any Assessments or from the lien thereof. However, sale or transfer of any Lot pursuant to a decree of foreclosure or by a public trustee's foreclosure or any other proceeding or deed in lieu of foreclosure for the purpose of enforcing a First Mortgage shall extinguish the lien of such Assessments as to installments which became due prior to such sale or transfer, and the amount of such extinguished lien may be reallocated and assessed to all Lots as a common expense at the direction of the Board of Directors. No sale or transfer shall relieve the purchaser or transferee of a Lot from liability for, nor the Lot from the lien of, any Assessments made after the sale or transfer.

Section 4.11 Notice of Action. Any First Mortgage which makes a prior written request to the Secretary of the Association and furnishes its name and address and the legal description of the Lot or Condominium Unit in which it has an interest to the Secretary shall be entitled to timely written notice of any delinquency in payment of an annual, special or default Assessment levied against the lot or Condominium Unit encumbered by its First Mortgage, or of any other default by the Owner under the Project Documents, which has continued for a period of sixty (60) days or more. In addition, any such First Mortgagee shall be entitled to cure such delinquency and obtain a release from the lien imposed or perfected by reason of such delinquency.

Section 4.12 Exempt Property. The following portions of the Property shall be exempt from the Assessments, charges and liens created under this Declaration:

- 4.12.1 All properties to the extent of any easement or other interest therein dedicated and accepted by Richland County, South Carolina, and devoted to public use;
- 4.12.2 All utility easements;

4.12.3 The Open Space, Common Area and all Project Common Areas; and

4.12.4 The Recreational Facilities, subject to the provisions of Section 4.05. 1.

Section 4.13 Statement of Status of Assessments. Upon ten (10) days' written notice to the Treasurer of the Association or to the Manager and payment of a reasonable fee set by the Association from time to time, any Owner, prospective purchaser or Mortgagee of a Lot shall be furnished a statement of the account for such Lot setting forth:

4.13.1 The amount of any unpaid Assessments (whether annual, special or default Assessment(s), interest, late charges, costs, expenses and attorneys' fees then existing against a particular Lot;

4.13.2 The amount of the current periodic installments of the annual Assessments and the date through which they are paid; and

4.13.3 Any other information deemed proper by the Association.

The information contained in such statement, when signed by the Treasurer or Manager, shall be conclusive upon the Association as to the person or persons to whom such statement is issued and who rely upon it in good faith.

Section 4.14 Failure to Assess. The omission or failure of the Board to fix the Assessment amounts or rates or to deliver or mail to each Owner an Assessment notice shall not be deemed a waiver, modification or release of any Owner from the obligation to pay Assessments. In such event, each Owner shall continue to pay annual Assessments on the same basis as for the last year for which an Assessment was made until a new Assessment is made, at which time any shortfalls in collections may be assessed retroactively by the Association.

## ARTICLE V PROPERTY RIGHTS OF OWNERS

Section 5.01 Owners: Easements of Enjoyment. Every Owner shall have a non-exclusive easement for the use and enjoyment of the Open Space and the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the easements set forth in this Article V.

Section 5.02 Delegation of Use. In accordance with the Garden Brooke' documents, any Owner may delegate his right of enjoyment in the Common Area, Open Space and facilities to his tenants, family, guests or invitees.

Section 5.03 Recorded Easements. The Property and all portions thereof shall be subject to easements shown on any recorded Plat of the Property or any portion thereof and to any other easements of record as of the date of recordation of this Declaration.

Section 5.04 Utility Easements. There is hereby created a general easement upon, across, over, in and under the Property for ingress and egress and for installation, replacement, repair and

maintenance of all utilities, including but not limited to water, sewer, gas, telephone, electricity and cable television. By virtue of this easement it shall be expressly permissible and proper for the companies providing electricity, telephone, cable television and other communication services to install and maintain necessary equipment on the property and to affix and maintain electricity, communications, cable television and telephone wires, conduits and circuits under the Property. No water, sewer, telephone, electricity, cable television or communication lines, systems or facilities may be installed or relocated on the surface of the Property unless approved by Declarant prior to termination of the Class "B" members, or after such termination, by the Architectural Review Board. Such utilities temporarily may be installed above ground during construction, if approved by Declarant or the Architectural Review Board as stated above. Any utility company using this general easement shall use its best efforts to install and maintain the utilities provided for without disturbing the uses of the Owners, the Association and Declarant; shall perform its installation and maintenance activities as promptly and expeditiously as reasonably possible; and shall restore the surface to its original condition as soon as possible after completion of its work. Should any utility company furnishing a service covered by the general easement request a specific easement by separate recordable document, either Declarant or the Association shall have, and are hereby given, the right and authority to grant such easement upon, across, over or under any part or all of the Property without conflicting with the terms of this Declaration. This general easement shall in no way affect, avoid, extinguish or modify any other recorded easement on the Property.

Section 5.05 Reservation for Expansion. Declarant hereby reserves to itself and for Owners of Lots, Project Parcels and Tracts in all future phases of Garden Brooke a perpetual easement and rights-of-way for access over, upon and across the Property for construction, utilities, drainage, ingress and egress and for use of the Open Space and Common Area. The location of these easements and rights-of- must be approved and may be documented by Declarant or the Association by recorded instruments.

Section 5.06 Reservation of Easement, Exceptions and Exclusions. Declarant reserves to itself and hereby grants to the Association the concurrent right to establish from time to time, by declaration or otherwise, utility and other easements, permits or licenses over the Common Area for purposes including but not limited to streets, paths, walkways, drainage, irrigation, recreation areas, parking areas, ducts, shafts, flues and conduit installation areas, and to create other reservations, exceptions and exclusions for the best interest of all the Owners and the Association in order to serve all the Owners within Garden Brooke, initially built and expanded. Declarant further reserves the right to establish from time to time, by declaration or otherwise, utility and other easements and to create other reservations, exceptions and exclusions convenient or necessary for the use and operation of any other property of Declarant, as long as such action does not hamper the enjoyment of Garden Brooke, as built or expanded, by the Owners.

Section 5.07 Emergency Easement. A general easement is hereby granted to all police, sheriff, fire protection, ambulance and other similar emergency agencies or persons to enter upon all streets and upon the Property in the proper performance of their duties.

Section 5.08 Maintenance Easement. An easement is hereby reserved to Declarant and granted to the Association and any member of the Board of Directors or the Manager and their



respective officers, agents, employees and assigns, upon, across, over, in and under the Lots and Tracts and a right to make sure use of the Lots and Tracts as may be necessary or appropriate to make emergency repairs or to perform the duties and functions which the Association is obligated or permitted to perform pursuant to the Garden Brooke documents or the Project Documents, including the right to enter upon any Lot, Building Site or Project Parcel for the purpose of performing maintenance to the landscaping or the exterior of Improvements on such Lot or Project Parcel as required by the Garden Brooke Documents or the Project Documents.

Section 5.09 Drainage Easement. An easement is hereby reserved to Declarant and granted to the Association, its officers, agents, employees, successors and assigns to enter upon, across, over, in and under any portion of the Property for the purpose of changing, correcting or otherwise modifying the grade or drainage channels on the Property so as to improve the drainage of water. Best efforts shall be made to use this easement so as not to disturb the uses of the Owners, the Association and Declarant, as applicable, to the extent possible, to prosecute such drainage work promptly and expeditiously, and to restore any areas affected by such work to a sightly and usable condition as soon as reasonably possible following such work. Declarant, its officers, agents, employees, successors and assigns must inform and obtain the approval of the Board of Directors prior to undertaking such drainage work, which approval shall not be unreasonably withheld.

Section 5.10 Irrigation. Irrigation ditches, systems and pipelines may be constructed by the Association throughout the Property for the maintenance of the Open Space and such other spaces and areas as Declarant or the Association may from time to time decide. The Association is hereby granted the right to maintain these ditches, systems and pipelines and to enter upon Lots as necessary to perform such maintenance.

Section 5.13 Declarant's Rights Incident to Construction. Declarant, for itself and its successors and assigns, hereby retains a right and easement of ingress and egress over, in, upon, under and across the Open Space and Common Areas and the right to store materials thereon and to make such other use thereof as may be reasonably necessary or incident to the construction of Improvements of the Property or other real property owned by Declarant; provided, however, that no such rights shall be exercised by Declarant in such a way as to unreasonably interfere with the occupancy, use, enjoyment and access to an Owner's Lot by that Owner or his family, tenants, employees, guests or invitees.

Section 5.14 Easements Deemed Created. All conveyances of lots made after the date of recordation of this Declaration, whether by Declarant or otherwise, shall be construed to grant and reserve the easements contained in this Article V, even though no specific reference to such easements or to this Article V appears in the instrument for such conveyance.

Section 5.15 Partition or Combination of Lots. No part of a Lot may be partitioned or separated from any other part thereof, and no Lots may be combined, except as provided in this Section. A Lot may not be subdivided; however, two (2) or more Lots may be combined into one, with the written consent of Declarant (or of the Association after termination of the Class B

membership) and full compliance with all applicable state and county zoning and subdivision regulations and all applicable Project Documents. Declarant's consent shall be conditioned upon payment by the Owner or Owners concerned of all expenses incident to giving the consent, including legal and accounting fees. Every agreement and recorded instrument for combination of Lots shall make adequate provisions for the adjustment of voting rights and liability for payment of Assessments appurtenant to or imposed on such Lots. Whether combined or unchanged, each Lot shall be conveyed, transferred, gifted, devised, bequeathed, encumbered or otherwise disposed of, as the case may be, with all appurtenant rights and interests created by law or this Declaration, including the Owner's membership in the Association and the right to use the Open Space, and with the appropriate adjustments in the voting rights, as provided in Section 3.04 above, and liability for Assessments as established for such type of Lot by the Board of Directors being made as applicable.

Section 5.16 No Partition of Common Area. The Common Area shall be owned by the Association, and no Owner shall bring any action for partition or division of the Common Area. By acceptance of a deed or other instrument of conveyance or assignment, each Owner shall be deemed to have specifically waived such Owner's right to institute or maintain a partition action or any other action designed to cause a division of the Common Area, and this Section may be pleaded as a bar to any such action. Any Owner who shall institute or maintain any such action shall be liable to the Association, and hereby agrees to reimburse the Association for its costs, expenses and reasonable attorneys' fees in defending any such action.

## ARTICLE VI ARCHITECTURAL REVIEW BOARD

Section 6.01 Membership. There is hereby established an ARB which shall be responsible for the establishment and administration of the Architectural Guidelines to carry out the purposes and intent of this Declaration. The ARB shall be composed of five (5) persons, who need not be Members of the Association. All of the members of the ARB shall be appointed, removed and replaced by Declarant in its sole discretion until such time as the Class B membership is terminated, and at that time the Board of Directors shall succeed to Declarant's right to appoint, remove or replace the members of the ARB.

Section 6.02 Purpose. The ARB shall review, study and either approve or reject proposed Improvements on the property, all in compliance with this Declaration and as further set forth in the rules and regulations of the ARB and the Architectural Guidelines adopted and established from time to time by the ARB.

6.02.1 The ARB shall exercise its best judgment to see that all Improvements conform and harmonize with any existing structures as to external design, quality and type of construction, materials, color, location on the Building Site, height, grade and finished ground elevation, and all aesthetic considerations set forth in this Declaration or in the Architectural Guidelines.

6.02.2 No Improvements on the Property shall be erected, placed or altered on any Lot or Building Site, nor shall any construction be commenced until plans for such Improvements

shall have been approved by the ARB; provided however, that Improvements and alterations which are completely within a Building may be undertaken without such approval.

6.02.3 The actions of the ARB in the exercise of its discretion by its approval or disapproval of plans or other information submitted to it, or with respect to any other matter before it, shall be conclusive and binding on all interested parties subject to appeal as provided in the By-Laws.

#### Section 6.03 Organization and Operation of the ARB.

6.03.1 Term. The term of office of each member of the ARB, subject to Section 6.1, shall be one (1) year, commencing on January 1 of each year and continuing until his successor shall have been appointed. Should an ARB member die, retire or become incapacitated, or in the event of a temporary absence of a member, a successor may be appointed as provided in Section 6.01.

6.03.2 Chairman. So long as a Declarant appoints the ARB, Declarant shall appoint the chairman. At such time as the ARB is appointed by the Board of Directors, the chairman shall be elected annually from among the members of the ARB by a majority vote of said members.

6.03.3 Operations. The chairman shall preside over and conduct all meetings and shall provide for reasonable notice of each member of the ARB prior to any meeting. The notice shall set forth the time and place of the meeting and notice may be waived by any member. In the absence of a chairman, the party responsible for appointing or electing the chairman may appoint or elect a successor, or if the absence is temporary, a temporary successor.

6.03.4 Voting. The affirmative vote of a majority of the members of the ARB shall govern its actions and be the act of the ARB. A quorum shall consist of a majority of the members.

6.03.5 Expert Consultation. The ARB may avail itself of technical and professional advice and consultants as it deems appropriate.

Section 6.04 Expenses. Except as provided below, all expenses of the ARB shall be paid by the Association. The ARB shall have the right to charge a fee for each application submitted to it for review in an amount which may be established by the ARB from time to time, and such fees shall be collected by the ARB and remitted to the Association to help defray the expenses of the ARB's operation. The filing fee shall not exceed TWO HUNDRED (\$200.00) DOLLARS per dwelling unit but may be subject to reasonable increase, as determined by the Association Board on recommendation from the ARB.

Section 6.05 Architectural Guidelines and Rules. The ARB shall adopt, establish and publish from time to time Architectural Guidelines, which shall be a Garden Brooke Document. The Architectural Guidelines shall not be inconsistent with the Declaration, but shall more specifically define and describe the design standards for Garden Brooke and various uses within Garden Brooke. The Architectural Guidelines may be modified or amended from time

to time by the ARB. Further, the ARB, in its sole discretion, may excuse compliance in specific situations and may permit compliance with different or alternative requirements. Compliance with the Garden Brooke design review process is not a substitute for compliance with the Richland County building, zoning and subdivision regulations, and each Owner is responsible for obtaining all approvals, licenses and permits as may be required prior to commencing construction.

Section 6.06 Procedures. As part of the Architectural Guidelines and rules, the ARB shall make and publish such rules and regulations as it may deem appropriate to govern its proceedings. Appeals shall be conducted as provided in the By-Laws.

Section 6.07 Limitation of Liability. The ARB shall use responsible judgment in accepting or disapproving all plans and specifications submitted to it. Neither the ARB nor any individual ARB member shall be liable to any person for any act of the ARB in connection with submitted plans and specifications, except to the extent the ARB or any individual ARB member acted with malice or wrongful intent. Approval by the ARB does not necessarily assure approval by the appropriate governmental board or commission for Richland County, South Carolina. Notwithstanding that the ARB has approved plans and specifications, neither the ARB nor any of its members shall be responsible or liable to any Owner, developer or contractor with respect to any loss, liability, claim or expense which may arise by reason of such approval of the construction of the Improvements. Neither the Board, the ARB nor any agent thereof, nor Declarant or any of its partners, employees, agents or consultants shall be responsible in any way for any defects in any plans or specification submit- revised or approved in accordance with the provisions of the Garden Brooke Documents, not for any structural or other defects in any work done according to such plans and specifications. In all events, the ARB shall be defended and indemnified by the Association in any such suit or proceeding which may arise by reason of the ARB's decision. The Association, however, shall not be obligated to indemnify each member of the ARB to the extent any such member of the ARB shall be adjudged to be liable for negligence or misconduct in the performance of his duty as a member of the ARB, unless and then only to the extent that the court in such action or suit may be brought shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses as such court shall deem proper.

Section 6.08 Penalties for Violations or Non-Compliance. The ARB may seek any and all legal or equitable remedies available to it in the event of a violation of ARB guidelines or non-compliance with such guidelines by an Owner. The ARB may assess Fifty (\$50.00) Dollars per day against an Owner for each event of non-compliance or violation, and collection of such shall be subject to enforcement under all provisions contained herein, including those that provide for such sums owed to become a lien on the Lot.

ARTICLE VII  
CONSTRUCTION AND ALTERATION OF IMPROVEMENTS

Section 7.01 General. The Architectural Guidelines and the general instructions set forth in these Covenants shall govern the right of an Owner, developer or other entity to construct, reconstruct, refinish, alter or maintain any Improvement upon, under or above any of the Property (except as provided in Section 6.02.2 above), and to make or create any excavation or fill on the Property, or make any change in the natural or existing surface contour or drainage, or install any utility line or conduit on or over the Property.

Section 7.02 Approval Required. Except to the extent permitted in Section 6.02.2 above, any construction, reconstruction, refinishing or alteration of any part of the exterior of any Building or other Improvement on the Property is absolutely prohibited until and unless the Owner or developer first obtains approval from the ARB and otherwise complies with the provisions of these Covenants. All Improvements shall be constructed only in accordance with approved plans.

Section 7.03 Deemed Nuisances. Every violation of these Covenants is hereby declared to be and to constitute a nuisance, and every public or private remedy allowed for such violation by law or equity against a Member shall be applicable. These Covenants may be enforced as provided below.

Section 7.04 Removal of Nonconforming Improvements. The Association, upon request of the ARB and after reasonable notice to the offender and to the Owner, may remove any Improvement constructed, reconstructed, refinished, altered or maintained in violation of these Covenants, and the Owner of the Improvement shall immediately reimburse the Association for all expenses incurred in connection with such removal.

Section 7.05 Construction Methods. Specific rules regarding construction methods, including but not limited to excavation, drainage, utility lines, loading areas, waste storage, trash removal, materials storage and transformers and meters shall be set forth in the Architectural Guidelines, and all Owners shall comply with those rules.

ARTICLE VIII  
GENERAL COVENANTS AND RESTRICTIONS

The Property shall be used only for residential, recreational and related purposes as may more particularly be set forth in the Declaration, Supplemental Covenants thereto, or subsequently recorded declarations creating Project Associations subject to this Declaration. The Association, acting through the Board of Directors, shall have standing and the power to enforce use restrictions contained in any such Supplemental Covenants as if such provisions were a rule or regulation of the Association.

The Association, acting through its Board of Directors, shall have authority to make and to enforce standards and restrictions governing the use of Lots, Common Areas, including

common property of any Project or Project Association, in addition to those contained herein, and to impose reasonable user fees for facilities, including, but not limited to, boat and vehicle storage areas, pathways systems, swim-pools, tennis courts, and parking facility, if any. Such regulations and use restrictions storage areas, pathways systems, swimming pools, tennis courts, and parking facilities, if any. Such regulations and use restrictions shall be binding upon all Owners and occupants until and unless overruled, cancelled or modified in a regular or special meeting of the Association by Voting Members representing a majority of the total Class "A" votes in the Association and by the vote of the Class "B" Member, so long as such membership shall exist, However, no such standards and restrictions may be adopted by the Association, nor shall the restrictions set forth herein be amended in any manner which substantially affects the then existing land use of the property affected without the prior written consent of seventy-five (75%) percent of the Owners thereof.

Land use standards constituting the initial restrictions and standards are established by Declarant. Unless otherwise indicated, all such restrictions and standards apply to all types of Lots.

The Declaration or other creating document for any Project Association may impose stricter standards than those contained in this Article. The Association, acting through its board of directors, shall have standing and the power to enforce such standards.

Section 8.01 Parking and Garages. The following restrictions apply only to residential Lots. Owners shall park only in their garages or in the driveways serving their lots or appropriate spaces or designated areas in which parking may or may not be assigned and then subject to such reasonable rules and regulations as the Board of Directors may adopt. All commercial vehicles (i.e., those having lettering or logos), tractors, mobile homes, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, and boat trailers must be parked entirely within the garage unless otherwise permitted by the Board. No garage may be altered in such a manner that the number of automobiles which may reasonably be parked there in after the alteration is less than the number of automobiles that could have reasonably been parked in the garage as originally constructed. Any such vehicle or recreational equipment parked in violation of these or other regulations contained herein or in the rules and regulations now or hereafter adopted by the Association may be towed by the Association at the sole expense of the Owner of such vehicle or recreational equipment if it remains in violation for a period of twenty-four (24) hours. The Association shall not be liable to the Owner of such vehicle or recreational equipment for trespass, conversion or otherwise, nor guilty of any criminal act by reason of such towing and neither its removal or failure of the Owner to receive any notice of said violation shall be grounds for relief of any kind.

Section 8.02 Vehicle Maintenance and Repair. The following restrictions apply only to Residential Units. No maintenance or repairs shall be performed on any vehicles upon any portion of the Property, unless performed in a garage, except in any emergency situation. Notwithstanding the foregoing, all repairs to disabled vehicles within the Property must be completed within four (4) hours from its immobilization or the vehicle must be removed. The

Association shall be allowed to maintain and store its maintenance vehicle on specific areas of the Property as necessary for the operation and maintenance of Garden Brooke.

Section 8.03 Signs. No sign or other advertising device of any nature shall be placed upon any part of the Property except as provided herein. The ARB may, in its discretion, adopt and promulgate rules and regulations relating to signs which may be employed. Signs and other advertising devices may be erected and maintained upon any portion of the Property if approved by the ARB as to color, location, nature, size and other characteristics of such signs or devices. Notwithstanding the foregoing, Declarant specifically reserves the right to itself, its successors, nominees, assigns and the Association to place and maintain signs in connection with construction, marketing, sales and rentals of Lots and identifying or informational signs anywhere on the Property.

Section 8.04 Mining. No boring, mining, quarrying, exploring for or removal of oil or other hydrocarbons, minerals or gases shall be conducted upon the Property.

Section 8.05 Maintenance of Hedges and Plants. Each Owner shall be responsible for and shall maintain all landscaping, grass, driveways, parking areas, structures and ground located on each Lot in good condition and repair and in a neat and attractive manner. The Association shall have the right to enter upon any part of a Lot in order to cut, trim, prune or replace, at the expense of the Owner, any grassed area, hedge or other planting which, in the opinion of the Association or the ARB, by reason of its location upon the Lot or the height to which it is permitted to grow, is unreasonably detrimental to the adjoining property or obscures the view of street traffic or is unattractive in appearance; provided, however, that the Owner shall be given fifteen (15) days' prior written notice of such action.

Section 8.06 Approved Builders List. All improvements constructed on any Lot located within the Property of Garden Brooke shall be made by a builder from a list of approved by the ARB.

Section 8.07 Occupants Bound. All provisions of this Declaration and of any rules and regulations or use restrictions promulgated pursuant hereto which govern the conduct of Owners and which provide for sanctions against Owners shall also apply to all occupants of any Lot.

Section 8.08 Animals and Pet. No animals, livestock or poultry of any kind may be raised, bred, kept or permitted on any Lot, with the exception of dogs, cats or other usual and common household pets, but not more than a total of two (2); provided, however, those pets which are permitted to roam free, or, in the sole discretion of the Association, endanger the health, make objectionable noise or constitute a nuisance or inconvenience to the Owners of other Lots or the owner of any property located adjacent to the Property may be removed by the Board. No pets shall be kept, bred or maintained for any commercial purpose in residential Lots. Dogs which are household pets shall, at all times whenever they are outside a Lot, be confined on a leash held by a responsible person. Dogs shall be walked only in those areas designated by the Association.

Section 8.09 Nuisance. It shall be the responsibility of each Owner to prevent the development of any unclean, unhealthy, unsightly or unkept condition on his or her Lot. No Lot shall be used, in whole or in part, for the storage of any property or thing that will cause such Lot to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing or material be kept upon any Lot that will emit fowl or obnoxious odors or might disturb the peace, quiet, safety, comfort or serenity of the occupants of surrounding property. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to any person using any property adjacent to the Lot. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of the Property.

Section 8.10 Unsightly or Unkept Conditions. The pursuit of hobbies or other activities, including specifically without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices which might tend to cause disorderly, unsightly or unkempt conditions, shall not be pursued or undertaken on any part of the Property.

Section 8.11 Antennas. No exterior television or radio antennas or satellite dishes of any kind shall be placed, allowed or maintained upon any portion of the Property, including any Lot, without the prior written consent of the Board or its designee. Declarant and/or the Association may erect an aerial or other apparatus for a master antenna or cable system, should any such master system or systems be utilized by the Association and require any such exterior apparatus.

Section 8.12 Clothes Lines, Garbage Cans, Tanks, Etc. All clothes lines, garbage cans, above-ground tanks and other similar items shall be located or screened so as to be concealed from view of neighboring Lots, streets and property located adjacent to the Lot. All rubbish, trash and garbage shall be regularly removed from the Lot and shall not be allowed to accumulate thereon.

Section 8.13 Subdivision of Lots. No Lot shall be subdivided or its boundary lines changed except with the prior written approval of the Board of Directors. Declarant, however, hereby expressly reserves the right to replat any Lot or Lots. Any such division, boundary line change or replatting shall not be in violation of the applicable subdivision and zoning regulations.

Section 8.14 Guns. The use of firearms within the Property is prohibited. The term "firearms" includes "B-B" guns, pellet guns and other firearm of all types, regardless of size.

Section 8.15 Pools. No above-ground pools shall be erected, constructed or installed on any Lot.



Section 8.16 Irrigation. No sprinkler or irrigation systems of any type which draw upon water from creeks, streams, ponds, or other waterways within the Property shall be installed, constructed or operated within the Property, unless approved by the ARB.

Section 8.17 Tents, Trailers and Temporary Structures. Owners or occupants shall not place upon a Lot or any part of the Property any tent or trailer or any structure of a temporary nature, such as a tent, shack or utility shed.

Section 8.18 Drainage. No Owner shall do or permit any work, construct any Improvements, place any landscaping or suffer the existence of any condition whatsoever which shall alter or interfere with the drainage pattern of the Property, except to the extent such alteration and drainage pattern is approved in writing by the ARB or Board of Directors, and except for rights reserved to Declarant to alter or change the drainage patterns.

Section 8.19 Construction Regulations of the Architectural Guidelines. All Owners and contractors shall comply with the construction regulations portion of the Architectural Guidelines. Such regulations may affect, without limitation, the following: trash and debris removal; sanitary facilities; parking areas; outside storage; restoration of damaged property; conduct and behavior of builders, subcontractors and Owners' representatives on the Property at any time; the conservation of landscape materials; and fire protection.

Section 8.20 House Numbers and Mail Boxes. Each dwelling shall have a house number, mail box and paper box with a design and location established by the ARB.

Section 8.21 Continuity of Construction. All Improvements commenced on the Property shall be prosecuted diligently to completion and shall be completed within twelve (12) months of commencement, unless an exception is granted in writing by the ARB. If an Improvement is commenced and construction is then abandoned for more than ninety (90) days or if construction is not completed within the required 12-month period, then after notice and hearing as provided in the By-Laws, the Association may impose a fine of not less than One Hundred (\$ 100.00) Dollars per day on the Owner of the Lot until construction is resumed, or the Improvement is completed, unless the Owner can prove to the satisfaction of the Board of Directors that such abandonment is for circumstances beyond the Owner's control. Such charges shall be a default Assessment and lien as provided in Section 4.07 above. Landscaping shall be completed within ninety (90) days after the completion of an improvement on Lot or a fine of One Hundred (\$100.00) Dollars per day may be levied against the Lot Owner.

Section 8.22 Use. It shall be expressly permissible and proper for Declarant and any other Owner and their employees, agents, independent contractors, successors and assigns involved in the construction of Improvements on, or the providing of utility service to, the Property or other real property owned by Declarant, to perform such activities and to maintain upon portions of the Property as they deem necessary, and facilities as may be reasonably required, convenient, necessary or incidental to such construction and development of the Property. This permission specifically includes without limiting the generality of the foregoing maintaining business offices, storage areas, construction yards and equipment, signs and sales offices.

Section 8.23 Recreational Facilities: Covenants Not to Apply. The provisions of Section 8.01 through 8.23 shall not apply to the Recreational Facilities. Declarant and any other Owner of a Recreational Facility may adopt rules and regulations governing the use and conduct of those facilities. The Recreational Facilities shall nevertheless have the benefit of the provisions of this Article VIII.

Section 8.24 Leasing. The Owner of a Lot shall have the right to lease such Lot, subject to the following conditions:

8.24.1 All leases shall be in writing and for a minimum term of ninety (90) days.

8.24.2 The lease shall be specifically subject to the Garden Brooke documents, and any failure of tenant to comply with the Garden Brooke Documents shall be a default under the lease.

8.24.3 The Owner shall be liable for any violation of the Garden Brooke documents committed by the Owner's tenant, without prejudice to the Owner's right to collect any sums paid by the Owner on behalf of the tenant.

Section 8.25 Timeshare Prohibition. There shall be no timesharing or interval ownership of a Lot. Timeshare or interval ownership shall mean and refer to the definitions of such ownership under the South Carolina Vacation Time Sharing Plan Act and any amendments thereto.

Section 8.26 Well Limitation; Water Supply. The Carolina Water Service, Inc. water supply system, having a franchise for providing water to the Property, its successors or assigns shall be used as the sole source of water for all purposes on each Lot and each Owner, at Owner's expense, shall connect water lines to the water distribution main provided to serve the Owner's Lot and shall pay the connection (if any) and water meter charges established by the utility company. After such connection, each Owner shall pay when due the periodic charges or rates for the furnishing of water made by the supplier thereof. Wells, to be used for individual lawn irrigation and water source heat pumps only, may be allowed if approved by the ARB.

Section 8.27 Sewage Disposal. Each Owner of a lot, at Owner's expense, shall pay for any tap fees and/or sewerage fees, meters or other sewage costs for disposal on Owner's Property. No septic tanks shall be allowed for any Lot(s).

Section 8.28 No Overhead Wires. All telephone, electric and other utility lines and connections between the main utility lines and the residence or other building located on each Lot shall be concealed and located underground. Each Lot Owner requiring an original or additional electric service shall be responsible to complete at his expense the secondary electric service, conduits, wires, conductors and other electric facilities from the point of the applicable transformer to the Owner's Lot improvements, and all of the same shall be underground and remain the property of the Owner of each such Lot.

Section 8.29 Right to Repurchase. In the event an Owner desires to sell a Lot together with its improvements, if any, then said property shall be offered for sale to Declarant at the same price at which the highest bona fide offer has been made for the Lot, and Declarant shall have thirty (30) days [from the latter of (a) the date of such offer or (b) the date upon which all assessments owned to the Association by the Owner are paid] within which to exercise its option to purchase the Lot at such price; and should Declarant fail or refuse, within thirty (30) days after receipt of written notice of the price and terms, to exercise its option to purchase said Lot at the offered price, then the Owner of such Lot shall have the right to sell such Lot subject, however, to all covenants and limitations herein contained, at a price not lower than that at which it was offered to Declarant. Should, however, such sale not be consummated within six (6) months after the date the offer was transmitted to Declarant, the terms and limitations of this Section shall again be imposed upon any subsequent sale by the Owner. If Declarant shall elect to purchase such Lot, the transaction shall be consummated within thirty (30) days following delivery of notice by Declarant to the Owner of its decision to purchase.

#### ARTICLE IX WATERFRONT AREAS AND WATERWAYS

Section 9.01 Restrictions on Lakes and Lakefront Areas. Any Lot which shall abut any lake, stream and pond shall be subject to the following additional restrictions:

(a) No pier, dock or other structure or obstruction or any wall, revetment, rip-rap or any other material shall be built, placed or maintained upon any waterfront Lot, if the same shall exist on the Property or adjacent thereto except with the specific written approval of the ARB.

(b) Except with the prior written approval of the Association or the ARB, no device or material may be constructed, placed or installed upon any Lot which shall in any way alter the course or natural boundaries of any stream or which shall involve or result in the removal of water from any lake, stream or pond.

(c) The use and access to the inland lakes and lake front areas, if any, shall be restricted to the water front lot owners only.

#### ARTICLE X MORTGAGEES' RIGHTS

The following provisions are for the benefit of holders, insurers or guarantors of First Mortgages (which term shall be inclusive of similar security instruments such as mortgages, etc.) on Lots in the Property. To the extent applicable, necessary or proper, the provisions of this Article X shall apply to both this Declaration and to the By-Law of the Association. Where indicated, these provisions apply only to "eligible holders," as hereinafter defined; provided, however, voting percentages set forth herein are subject to and controlled by higher percentage requirements, if any, set forth elsewhere in this Declaration for specific actions.

Section 10.01 Notices of Actions. An institutional holder, insurer or guarantor of a First Mortgage, which provides written request to the Association (such request to state the name and address of such holder, insurer or guarantor and the Lot number) (therefore becoming an "eligible holder") will be entitled to timely written notice of:

- (a) Any proposed termination of the Association;
- (b) And condemnation loss or any casualty loss which affects a material portion of the Property or which affects any Lot on which there is a First Mortgage held, insured or guaranteed by such eligible holder;
- (c) Any delinquency in the payment of Assessments or other charges owed by an Owner of a Lot subject to the First Mortgage of such eligible holder, insurer or guarantor where such delinquency has continued for a period of sixty (60) days; provided, however, notwithstanding this provision, any holder of the First Mortgage, upon request, is entitled to written notice from the Association of any default in the performance by an Owner of any obligation under this Declaration or By-Laws which is not cured within sixty (60) days;
- (d) Any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association; or
- (e) Any proposed action which would require the consent of a specified percentage of eligible holders.

Section 10.02 Special FHLMC Provisions. So long as required by the Federal Home Loan Mortgage Corporation, the following provisions apply in addition to and not in lieu of the foregoing Section of this Article. Unless two-thirds (2/3) of the holders of First Mortgages or Owners give their consent, the Association shall not:

- (a) By act or omission seek to abandon, partition, subdivide, encumber, sell or transfer the Common Area which the Association owns, directly or indirectly (the granting of easements for public utilities or for other public purposes consistent with the intended use of the Property shall not be deemed a transfer);
- (b) Change the method of determining the obligations, Assessments, dues or other charges which may be levied against an Owner;
- (c) By act or omission change, waive or abandon any scheme of regulations or enforcements thereof pertaining to the architectural design or the exterior appearance and maintenance of the Lots and of the Common Area. The issuance and amendment of architectural standards, procedures, rules and regulations or use restrictions shall not constitute a change, waiver or abandonment within the meaning of this provision;
- (d) Fail to maintain fire and extended coverage insurance as required by this Declaration; or

(e) Use hazard insurance proceeds for any Common Area losses for other than the repair, replacement or reconstruction of such Property.

Holders of First Mortgages may, jointly or singly, pay taxes or other charges which are in default and which may or have become a charge against the Common Area and may pay overdue premiums on casualty insurance policies, or secure new casualty insurance coverage upon the lapse of a policy for the Common Area, and holders of First Mortgages making such payments shall be entitled to immediate reimbursement from the Association.

Section 10.03 FHA/VA Mortgagee Approval. As long as there is a Class "B" membership, the following actions will require the prior approval of the Federal Housing Administration, the Veterans Administration and any holder of a First Mortgage of record from Declarant: annexation of Adjoining Land, dedication of Common Area or Project Common Areas and any material amendment of this Declaration.

## ARTICLE XI MAINTENANCE

Section 11.01 Association's Responsibility. The Association shall maintain and keep the Common Area, roads and Open Space in good repair, such maintenance to be funded as provided below. This maintenance shall include, but not be limited to, maintenance, repair and replacement, subject to any insurance then in effect, of all landscaping and other flora, structures and Improvement situated in the Common Area or the Open Space.

Section 11.02 Owner's Responsibility. Except as provided otherwise in the applicable Project Documents or by written agreement with the Association, all maintenance of the Lots and all structures, landscaping, parking areas and other Improvements thereon shall be the sole responsibility of the Owner thereof, who shall maintain said Lot in accordance with the community-wide standards of Garden Brooke. The Association shall, in the discretion of the Board, assume the maintenance responsibilities of such Owner if, in the opinion of the Board, the level and quality of maintenance being provided by such Owner does not satisfy such standard, and the Project Association for the Project in which the Lot is located has failed to adequately provide such maintenance. Before assuming the maintenance responsibilities, the Board shall notify the Owner and the applicable Project Association in writing of its intention to do so, and if such Owner or the Project Association has not commenced and diligently pursued remedial action within thirty (30) days after mailing of such written notice, then the Association shall proceed. The expenses of such maintenance by the Association shall be reimbursed to the Association by the Owner, together with interest at five (5%) percent per annum above the prime rate charged by the Association's bank, or such other rate set by the Board, from the date of expenditure. Such charges shall be a default Assessment and a lien on the Lot or the Owner as provided in Section 4.07 above. Owners may contract with the Association to clean off lots twice a year for \$50.00 per clean-up.

## ARTICLE XII INSURANCE AND FIDELITY BONDS

Section 12.01 Hazard Insurance. The Association shall obtain hazard insurance for all insurable Improvements, if any, on the Common Area in an amount equal to the full replacement value (i.e., 100% of the current "replacement cost" exclusive of land, foundation, excavation, depreciation of personal property and other items normally excluded from coverage), which shall include all Building service equipment and the like, common personal property and supplies, and any fixtures or equipment within the Common Area.

Section 12.02 Liability Insurance. The Association shall obtain a comprehensive policy of public liability insurance insuring the Association and its Members for all liability from property damage, bodily injury or death in connection with the operation, maintenance, use of the Common Area, Open Space or streets and roads within Garden Brooke, and legal liability arising out of lawsuits related to employment contracts of the Association.

Section 12.03 Other Insurance. The Association may obtain insurance against other risks of a similar or dissimilar nature as it shall deem appropriate with respect to the Association's responsibilities and duties, to include, but not be limited to, fidelity bonds, officers and directors' personal liability insurance or workers' compensation insurance.

Section 12.04 Insurance Obtained by Owners. It shall be the responsibility of the individual Owners and at their expense to make arrangements in regard to title insurance on their Lots upon any resale, for hazard insurance on the Improvements, personal property and furnishings located on their Lots, and for public liability insurance covering their Lots. In addition, each Owner may obtain such other and additional insurance coverage on and in relation to his Lot as such Owner concludes to be desirable; provided, however, that none of such insurance coverages obtained by an Owner shall affect any insurance coverages obtained by the Association or cause the diminution or termination of the coverage obtained by the Association. Any such insurance obtained by an Owner shall include a waiver of the particular insurance company's right of subrogation against the Association and other Owners.

### ARTICLE XIII

#### DAMAGE OR DESTRUCTION

Section 13.01 Association as Attorney-in-Fact. Each and every Owner hereby irrevocably constitutes and appoints the Association as such Owner's true and lawful attorney-in-fact in such Owner's name, place and stead for the purpose of dealing with the Improvements on the Common Area upon damage or destruction as provided in this Article or a complete or partial taking as provided in Article XIV below. Acceptance by any grantee of a deed or other instrument of conveyance from Declarant or from any Owner shall constitute appointment of the attorney-in-fact as herein provided. As attorney-in-fact the Association shall have full and complete authorization, right and power to make, execute and deliver any contract, assignment, deed, waiver or other instrument with respect to the interest of any Owner which may be necessary or appropriate to exercise the powers granted to the Association as attorney-in-fact.

Section 13.02 Estimate of Damages or Destruction. As soon as practical after an event causing damage to or destruction of any part of the Common Area in Garden Brooke, the Association

shall, unless such damage or destruction shall be minor, obtain an estimate or estimates that it deems reliable and complete of the costs of repairs and reconstruction of that part of the Common Area so damaged or destroyed. "Repair and reconstruction" shall mean and refer to restoring the damaged or destroyed Improvements to substantially the same condition in which they existed prior to the damage or destruction.

Section 13.03 Repair and Reconstruction. As soon as practical after obtaining estimates, the Association shall diligently pursue to completion the repair and reconstruction of the damaged or destroyed Improvements. As attorney-in-fact for the Owners, the Association may take any and all necessary or appropriate action to effect repair and reconstruction, and no consent or other action by any Owner shall be necessary. Assessments of the Association shall not be abated during the period of insurance adjustments and repair and reconstruction.

Section 13.04 Funds for Repair and Reconstruction. The proceeds received by the Association for any hazard insurance shall be used for the purpose of repair, replacement and reconstruction. If the proceeds of the insurance are insufficient to pay the estimated or actual cost of such repair and reconstruction, the Association may, pursuant to Section 4.04 above, levy, assess and collect in advance from all Owners, without the necessity of a special vote of the Owners except as provided in Section 4.04, a special Assessment sufficient to provide funds to pay such estimated or actual costs of repair and reconstruction. Further levies may be made in like manner if the amounts collected prove insufficient to complete the repair and reconstruction.

Section 13.05 Disbursement of Funds for Repair and Reconstruction. The insurance proceeds held by the Association and the amounts received from the special Assessments provided for in section 4.04 above constitute a fund for the payment of the costs of repair and reconstruction after casualty. It shall be deemed that the first money disbursed in payment for the costs of repair and reconstruction shall be made from insurance proceeds, and the balance from the special Assessments. If there is a balance remaining after payment of all costs of such repair and reconstruction, such balance shall be distributed to the Owners in proportion to the contributions of each Owner made as a special Assessment to the Association under Section 13.04 above, or, if no special Assessments, were made, then in equal shares per Lot, first to the Mortgagees and then to the Owners as their interests appear.

Section 13.06 Decisions Not to Rebuild. If Owners representing at least sixty-six (66%) percent of the total allocated votes in the Association (Other than Declarant) and sixty-six (66%) percent of the First Mortgagees (based upon one vote for each Mortgage owned) of the Lots agree in writing not to repair and reconstruct and no alternative Improvements are authorized, then and in that event the Property shall be restored to its natural state and maintained as an undeveloped portion of the Common Area by the Association in a neat and attractive condition, and any remaining insurance proceeds shall be distributed in equal shares per Lot first to the Mortgagees and then to the Owners as their interests may appear.

Section: 13.07 Damage or Destruction Affecting Lots. In the event of damage or destruction to the Improvements located on any Lot, the Owner thereof shall promptly repair and restore the damaged Improvements to their condition prior to such damage or destruction. If such repair or

restoration is not commenced within one hundred eighty (180) days from the date of such damage or destruction, or if repair and reconstruction is commenced by then abandoned for a period of more than ninety (90) days, then the Association may, after notice and hearing as provided in the By-Laws, impose a fine of not less than fifty (\$50.00) per day on the Owner of the Lot until repair and reconstruction is commenced, unless the Owner can prove to the satisfaction of the Association that such failure is due to circumstances beyond the Owner's control. Such fine shall be a default Assessment and a lien against the Lot as provided in Section 4.07 above.

#### ARTICLE XIV CONDEMNATION

Section 14.01 Rights of Owners. Whenever all or any part of the Common Area shall be taken or conveyed in lieu of and under threat of condemnation by the Board of Directors acting as attorney-in-fact for all Owners under instruction from any authority having the power of condemnation of eminent domain, each Owner shall be entitled to notice of the taking, but the Association shall act as attorney-in-fact for all Owners in the proceeds incident to the condemnation proceeding, unless otherwise prohibited by law.

Section 14.02 Partial Condemnation; Distribution of Award; Reconstruction. The award made for such taking shall be payable to the Association as trustee for all Owners to be disbursed as follows:

If the taking involves a portion of the Common Area on which Improvements have been constructed, then, unless within sixty (60) days after such taking Declarant and Owners representing at least sixty-six (66%) percent of the Class "A" votes in the Association shall otherwise agree, the Association shall restore or replace such Improvements so taken on the remaining land included in the Common Area to the extent lands are available therefore, in accordance with the plans approved by the Board of Directors and the ARB. If such Improvements are to be repaired or restored, the provisions in Article XIII above regarding the disbursement of funds in respect to casualty damage or destruction which is to be repaired shall apply. If the taking does not involve any improvements on the Common Area, or if there is a decision made not to repair or restore, or if there are net funds remaining after such restoration or replacement is completed, then such award or net fund shall be distributed in equal shares per Lot, first to the Mortgagees and then to the Owners as their interests appear.

Section 14.03 Complete Condemnation. If all of Garden Brooke is taken, condemned, sold or otherwise disposed of in lieu of or in avoidance of condemnation. Then the Association created by this Declaration shall terminate, and the portion of the condemnation award attributable to the Common Area shall be distributed as provided in Section 14.02 above.

#### ARTICLE XV EXPANSION AND/OR ADJOINING LANDS

Section 15.01 Reservation of Right to Expand. Declaration reserves the right, but shall not be obligated, to expand the effect of this Declaration to include all or part of the Expansion Property. Declarant shall have the unilateral right to transfer to any other person this right to



expand by an instrument duly recorded. Declarant shall pay all taxes and other governmental assessments relating to the Expansion Property until expansion.

Section 15.02 Declaration of Annexation. Such expansion may be accomplished by recording a Declaration of Annexation in the R.O.D. Office for Richland County, South Carolina, before December 31, 2012, describing the real property to be annexed to the Property submitted it to the Covenants, Conditions, and Restrictions contained in this Declaration, designating it as a project, if the expansion property parcel in that instance does in fact constitute a Project, and providing for voting rights and Assessment allocations as provided in this Declaration. Such Declaration of Annexation shall not require the consent of the Owners. Any such expansion shall be effective upon the filing for record of such Declaration of Annexation, unless otherwise provided therein. The expansion may be accomplished in stages by successive supplements or in one supplemental expansion. Upon the recordation of any such Declaration of Annexation, the definitions used in this Declaration shall be expanded automatically to encompass and refer to Garden Brooke as expanded. Such Declaration of Annexation may add, delete or modify provisions of this Declaration as it applies to the Expansion Property added. However, this Declaration may not be modified with respect to that portion of the Property already subject to this Declaration, except as provided below for amendment.

#### ARTICLE XVI ENFORCEMENT OF COVENANTS

Section 16.01 Violations Deemed a Nuisance. Every violation of this Declaration or any other of the Garden Brooke Documents is deemed to be a nuisance and is subject to all the remedies provided for the abatement of the violation. In addition, all public and private remedies allowed at law or in equity against anyone in violation of these Covenants shall be available.

Section 16.02 Compliance. Each Owner or other occupant of any part of the Property shall comply with the provisions of the Garden Brooke Documents as the same may be amended from time to time.

Section 16.03 Failure to Comply. Failure to comply with the Garden Brooke Documents shall be grounds for an action to recover damages or for injunctive relief to cause any such violation to be remedied, or both. Reasonable notice and an opportunity for a hearing as provided in the By-Laws shall be given to the delinquent party prior to commencing any legal proceedings.

Section 16.04 Who May Enforce. Any action to enforce the Garden Brooke' Documents may be brought by Declarant, the Board or the Manager in the name of the Association on behalf of the Owners. If, after a written request from an aggrieved Owner, none of the foregoing persons or entities commences an action to enforce the Garden Brooke Documents, then the aggrieved Owner may bring such action.

Section 16.05 Remedies. In addition to the remedies set forth in this Article XVI, any violation of the Garden Brooke Documents shall give the Board, the Manager or Declarant, on behalf of

the Owners, the right to enter upon the offending premises or take appropriate peaceful action to abate, remove, modify or replace, at the expense of the offending Owner, any structure, thing or condition that may exist thereon contrary to the interest and meaning of the Garden Brooke Documents. If the offense occurs on any easement, walkway, Common Area or the like, the cure shall be at the expense of the Owner or other person responsible for the offending condition.

Section 16.06 Non-Exclusive Remedies. All the remedies set forth herein are cumulative and not exclusive.

Section 16.07 No Waiver. The failure of the Board of Directors, Declarant, the Manager, the ARB or any aggrieved Owner to enforce the Garden Brooke Documents shall not be deemed a waiver of the right to do so for any subsequent violations or of the right to enforce any other part of the Garden Brooke Documents at any future time.

16.08 No Liability. No member of the Board of Directors, Declarant, the Manager, the ARB or any Owner shall be liable to any other Owner for the failure to enforce any of the Garden Brooke Documents.

16.09 Recovery of Costs. If legal assistance is obtained to enforce any of the provisions of the Garden Brooke Documents, or in any legal proceeding (whether or not suit is brought) for damages or for the enforcement of the Garden Brooke Documents, or the restraint of violations of the Garden Brooke Documents, the prevailing party shall be entitled to recover all costs incurred by it in such action, including reasonable attorneys' fees as may be incurred, or if suit is brought, as may be determined by the Court.

## ARTICLE XVII RESOLUTION OF DISPUTES

If any dispute or question arises between Members or between Members and the Association or the ARB relating to interpretation, performance or non-performance, violation or enforcement of the Garden Brooke Documents, such dispute or violation may be subject to a hearing and determination by the Board in accordance with the procedures set forth in the By-Laws.

## ARTICLE XVIII DURATION OF THESE COVENANTS AND AMENDMENT

Section 18.01 Terms. The covenants and restrictions of this Declaration shall run with and bind the Property, and shall inure to the benefit of and shall be enforceable by the Association or the Owner of any property subject to this Declaration, their respective legal representatives, heirs, successors and assigns for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years, unless an instrument in writing, signed by a majority of the then Owners, has been recorded within the year preceding the beginning of each successive period of ten (10) years, agreeing to change covenants and restrictions, in whole or in part, or to terminate the same.

Section 18.02 Amendment.

(a) Subject to the requirements of (b) below, Declarant may amend this Declaration so long as it has the right to appoint a majority of the Board of Directors; thereafter and otherwise, subject to the requirements of (b) below, this Declaration may be amended only by the affirmative vote or written consent of Voting Members representing seventy-five (75%) percent of the total votes of the Association. However, the percentage of votes necessary to amend a specific clause will not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. No amendment may remove, revoke or modify any right or privilege of Declarant as specifically provided for in this Declaration of Amendments hereto without the written consent of Declarant or the assignee of such right or privilege. Any amendment must be recorded in the R.O.D. Office for Richland County, South Carolina.

(b) The consent of at least two-third (2/3) of the Class "A" votes and of Declarant, so long as it owns any lands described in EXHIBIT "A", as exercised through their Voting Members, shall be required to terminate the Association and to make a material amendment to any provisions of this Declaration or the Articles of Incorporation or to add any material provisions thereto, which establish, provide for, govern or regulate any of the following:

- (i) Voting right;
- (ii) Assessments, assessment liens or subordination of such liens;
- (iii) Reserves for maintenance, repair and replacement of the Common Area;
- (iv) Insurance;
- (v) Rights to use of the Common Area;
- (vi) Responsibility for maintenance and repair of the Property;
- (vii) Expansion or contraction of the Property or the addition, annexation or withdrawal of Property to or from the Association;
- (viii) Boundaries of any Lot;
- (ix) Leasing of Lots;
- (x) Imposition of any right of first refusal or similar restrictions of the right of any Owner to sell, transfer or otherwise convey his or her Lot;
- (xi) Establishment or self-management by the Association where professional management has been required by an eligible holder;
- (xii) Convertibility of Lots into Common Areas or vice versa; or
- (xiii) Any provisions included in this Declaration, By-Laws or Articles of Incorporation which are for the express benefit of holders, guarantors or issuers of mortgages on Lots.

(c) Declarant shall have the right at any time within five (5) years from the date hereof to amend this Declaration to correct scrivener's errors and to clarify any ambiguities determined to exist herein, or to change or add provisions of this Declaration for the purpose of meeting the requirements of governmental agencies, including but not limited to the Federal Housing Administration and the Veterans Administration. Such amendment needs to be executed and acknowledged by Declarant only, and need not be approved by the Association, the Owners, lienors and mortgagees of Lots, whether or not elsewhere required for amendments. No

amendment shall alter the subordination provisions of this Declaration without the prior approval of any mortgagee enjoying such protection.

Section 18.03 Effective on Recording. Any modification or amendment shall be immediately effective upon recording in the R.O.D. Office for Richland County, South Carolina, a copy of such amendment or modification, executed and acknowledged by the necessary number of Owners (and by Declarant, as required), together with a duly authenticated Certificate of the Secretary of the Board stating that the required number of consents of Owners obtained and are on file in the office of the Association.

Section 18.04 Revocation. This Declaration shall not be revoked except as provided in Article XIV regarding total condemnation without the consent of all of the Owners in a written instrument duly recorded.

Section 18.05 Perpetuities. If any of the covenants, conditions, restrictions or other provisions of this Declaration shall be unlawful, void or voidable for violation of the rule against perpetuities, then such provisions shall continue only until twenty-one (21) years after the death of the last survivor of the now living descendants of Rose Kennedy, mother of the late John F. Kennedy, former President of the United States of America.

#### ARTICLE XIX PRINCIPLES OF INTERPRETATION

Section 19.01 Severability. This Declaration, to the extent possible, shall be construed or reformed so as to give validity to all of its provisions. Any provision of this Declaration found to be prohibited by law or unenforceable shall be ineffective to the extent of such prohibition or unenforceability without invalidating any other part hereof.

Section 19.02 Construction. In interpreting words in this Declaration, unless the context shall otherwise provide or require, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

Section 19.03 Headings. The headings are included for purposes of convenient reference, and they shall not affect the meaning or interpretation of this Declaration.

Section 19.04 Registration of Mailing Address. Each Member shall register his mailing address with the Secretary of the Association from time to time, and notices or demands intended to be served upon or given to a Member shall be personally delivered or sent by mail, postage prepaid, addressed in the name of the Member at such registered mailing address.

Section 19.05 Notice. All notices or requests required shall be in writing. Notice to any Member shall be considered delivered and effective upon personal delivery or three (3) days after posting, when sent by certified mail, return receipt requested, to the address of such Member on file in the records of the Association at the time of such mailing. Notice to the Board, the Association, the ARB or the Manager shall be considered delivered and effective

upon personal delivery or three (3) days after posting, when sent by certified mail, return receipt requested, to the Association, the Board, the ARB or the Manager at such address as shall be established by the Association from time to time by notice to the Members. General notices to all Members or any classification thereof need not be certified, but may be sent regular first class mail.

Section 19.06 Waiver. No failure on the part of the Association, the Board or the ARB to give notice of default or to exercise or to delay in exercising any right or remedy shall operate as a waiver, except as specifically provided above in the event the Board or the ARB fails to respond to certain requests. No waiver shall be effective unless it is in writing, signed by the President or Vice-President of the Board on behalf of the Association, or by the Chairman or the ARB on behalf of the ARB.

Section 19.07 Limitation of Liability on Indemnification. The Association shall indemnify every officer, director and committee member against any and all expenses, including trial and appellate attorneys' fees and costs reasonably incurred by or imposed upon any officer or director in connection with any action, suit or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which he or she may be a party by reason of being or having been an officer or director. The officers and directors shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful malfeasance, misconduct or bad faith. The officers and directors shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such officers or directors may also be Members of the Association), and the Association shall indemnify and forever hold each such officer and director free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officer or director, or former officer or director, may be entitled. The Association shall, as a Common Expense, maintain adequate general liability insurance and officers' and directors' liability insurance to fund this obligation, if such insurance is reasonably available.

Section 19.08 Conflicts Between Documents. In case of conflict between this Declaration and the Articles of Incorporation or the By-Laws, this Declaration shall control. In case of conflict between the Articles of Incorporation and the By-Laws, the Articles of Incorporation shall control. In case of conflict between this Declaration and the Architectural Guidelines, the Architectural Guidelines shall control.

Section 19.09 Litigation. No judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by the seventy-five (75%) percent vote of the


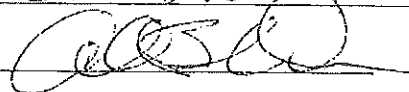
total Members of the Association. This Section 19.09 shall not apply, however, to (a) actions brought by the Association to enforce the provisions of this Declaration (including, without limitation, the foreclosure of liens); (b) the imposition and collection of the Assessments as provided in Article IV hereof-, (c) proceedings involving challenges to ad valorem taxation; or (d) counterclaims or crossclaims brought by the Association in proceedings instituted against it. This Section 19.09 shall not be amended unless such amendment is made by Declarant or is approved by the percentage votes and, pursuant to the same procedures, necessary to institute proceedings as provided above.

Section 19. 10 Indemnity for Damages. Each and every Owner and future Owner, in accepting a deed or contract for any Lot subject to these restrictions, agrees to indemnify Declarant for any damage caused by such Owner, or the contractor, agent or employees of such Owner, to roads, streets, gutters, walkways or other aspects of public ways, including all surfacing thereon, or to water, drainage or storm sewer lines, or sanitary sewer lines, or other utilities such as telephone, cable television, electricity or gas lines.

Section 19.11 Assignment. Declarant may assign all or any part of its rights and reservation hereunder to any successor who takes title to all or part of the Property in a bulk purchase for the purpose of development and sale. Such successor shall be indemnified, the particular rights being assigned shall be specified, and, to the extent required, concomitant obligations shall be expressly assumed by such successor, all in written instrument duly recorded in the R.M.C. Office for Richland County, South Carolina.

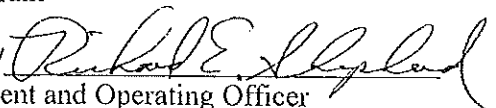
IN WITNESS WHEREOF. Declarant has caused this General Declaration of Covenants, Conditions, Restrictions and Easements of Garden Brooke to be executed this 27<sup>th</sup> day of MARCH, 2007.

WITNESSES:

S/   
S/ 

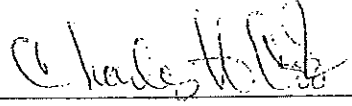
SIX OAKS, LLC,

Declarant

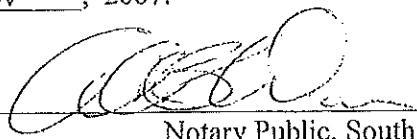
By: S/   
President and Operating Officer

STATE OF SOUTH CAROLINA  
COUNTY OF RICHLAND

PERSONALLY appeared before me the undersigned witness, who after being duly sworn, says that s/he saw the within named Six Oaks, LLC, sign the within General Declaration of Covenants, Conditions, Restrictions and Easements for Garden Brooke & Six Oaks, and as its act and deed, deliver the same, and that s/he with the other witness whose signature appears above witnessed the execution.

S/ 

SWORN to before me this 27<sup>th</sup> day of  
March, 2007.

(SEAL) S/   
Notary Public, South Carolina

My Commission Expires: 1-18-16

Exhibit "A"

All those certain pieces, parcels or lots of land with improvements thereon, situate, lying and being in the County of Richland, State of South Carolina near the Town of Irmo, and being shown and delineated as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 33, 34, 35, 36, 37, and 38 upon bonded subdivision plat of Garden Brooke - Phase I by Whitworth and Associates, Inc. William A. Whitworth PLS No. 3440 dated September 12, 2006, last revised October 25, 2006 and recorded in the office of the Register of Deeds for Richland County in Record Book 1294 at Page 3785. Reference to said plat being craved for a more complete and accurate description. Be all measurements a little more or less as shown aforesaid plat.