

AMENDED, RE-STATE^d AND RE-RECORDED
DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS, AND EASEMENTS
FOR
THE RESERVE AT RIVERSIDE

Whereas, on October 25, 2001, Declarant, The Reserve at Riverside, LLC, executed that certain Declaration of Covenants, Conditions, Restrictions, and Easements for The Reserve At Riverside, the "Declaration," for property located in Greenville County, South Carolina owned by Declarant, the "Development;"

Whereas, the Declaration was recorded in the Office of the Register of Deeds for Greenville County in Deed Book 1971 at Page 1897 on October 26, 2001;

Whereas, through scrivener's error, page three of the Declaration containing a portion of paragraph 9 and paragraphs 10 through 15 of Article I and paragraph 1 and a portion of paragraph 2 of Article II was inadvertently not recorded with the remainder of the Declaration and the date for conversion of Class B Lots to Class A Lots was omitted in Article IV, paragraph 2(b);

Whereas, by deed recorded November 5, 2001 in Deed Book 1972 at Page 1747, Declarant conveyed Lot 1 in the Development and by deed recorded December 5, 2001 in Deed Book 1976 at Page 215, Declarant conveyed Lots 3, 5, 92 and 93 in the Development, all to Eastwood Construction Co., Inc., "Eastwood;"

Whereas, Declarant has subsequently added a Phase II to the Development consisting of 8.5 A., more or less, as more particularly appears on that certain plat entitled "The Reserve at Riverside Phase II, prepared by Sinclair & Associates, Inc., revised dated February 6, 2002, recorded in the Office of the Register of Deeds for Greenville County, South Carolina, in Plat Book 45G at Page 1, which Phase II shall also be subject to the Declaration as amended and restated herein;

Whereas, by definition in the Declaration, Eastwood is deemed to be a "Declarant;"

Whereas, all of the lots in the Development and all of the remaining property subject to the Declaration are owned by the Declarants;

Whereas, the Declarants desire and intend to re-state and re-record the Declaration as amended by the correction of the scrivener's error that omitted page three of the Declaration and the date for conversion of Class B Lots to Class A Lots was omitted in Article IV, paragraph 2(b) and, to apply the Declaration as amended and restated to Phase II of the Development in addition to the real property described in the Declaration as hereby amended and restated.

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STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared before me the undersigned witness, who says on oath that (s)he saw the within named officer of Eastwood Construction Co., Inc., a North Carolina corporation, sign, seal and as the act of said corporation, deliver the within written Re-Stated and Re-Recorded Declaration of Covenants, Conditions, Restrictions, and Easements for The Reserve at Riverside, and (s)he with the other witness, witnessed the execution thereof.

Sworn to before me this
14 day of February, 2002

Susan Demas
Witness Signature

Steve Greenleaf
Notary Public for the State of South Carolina
My comm. exp.: 2/26/06

(SEAL)

Now, therefore, the Declarants hereby amend, re-state and re-record the Declaration to include page three thereto and the date for conversion of Class B Lots to Class A Lots in Article IV, paragraph 2(b) omitted through scrivener's error in the originally recorded Declaration, all as set forth in the Declaration attached hereto and made a part hereof as Exhibit A and do further declare that all of the real property described therein, including without limitation Lots 1, 3, 5, 92, and 93, Phase II as shown in Plat Book 45G at Page 1, and any and all Additional Property as defined in Exhibit A, are subject to, in all respects, the terms and conditions of the Declaration as amended, re-stated and re-recorded herein and shall run with the real property and be binding on all parties having any right, title, or interest in the described property or any part thereof, and their respective heirs, successors and assigns, and shall inure to the benefit of each owner thereof and their respective heirs, successors, and assigns.