STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR **WATERSTONE COTTAGES, PHASE 2**

THIS DECLARATION, made on the 2nd day of December, 2014, by Rosewood Communities, Inc.,a South Carolina corporation, hereinafter referred to as the "Owner".

WITNESSETH

WHEREAS, Rosewood Communities, Inc., is the owner of all lots located in a certain subdivision situate in Greenville County, South Carolina, which is more particularly described with reference to the subdivision plat entitled WATERSTONE COTTAGES, PHASE 2, dated December 1, 2014 by Fant, Reichert & Fogleman, Inc. and recorded in the ROD Office for Greenville County, South Carolina in Plat Book 1194, page 90-91, and

WHEREAS, Rosewood Communities, Inc., in order to develop said property and maintain therein a general uniform scheme of quality constructions and alignment in the construction, placement and design of improvements built upon subject property is desirous of placing restrictions and covenants on said property.

NOW, THEREFORE, Rosewood Communities, Inc. does hereby impose on all lots in the subdivision known as WATERSTONE COTTAGES, PHASE 2 (TWO), those certain covenants, conditions and restrictions applicable to a subdivision known as WATERSTONE COTTAGES, PHASE I (ONE), which have been recorded in the ROD Office of Greenville County, South Carolina in Deed Book 2433, at Page 582, along with amendments recorded in Deed Book 2434 at Page 5549 and Deed Book 2453 at Page 325 and said covenants, conditions and restrictions are hereby accepted in full

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and are imposed upon all lots in WATERSTONE COTTAGES, PHASE 2 (TWO); and shall inure to the benefit of each lot owner thereof, their respective heirs, successors and assigns, and which shall further inure to the benefit of the Association, as these terms hereinafter defined.

IN WITNESS WHEREOF, the undersigned owner and developer by its authorized officer has hereunto set its official seal at Greenville, South Carolina this 2nd day of December, 2014.

IN THE PRESENCE OF:

ROSEWOOD COMMUNITIES, INC.

By: _____
Mark Nyblom, President

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

I, James W. Fayssoux, a Notary Public for the State of South Carolina, do hereby certify that Mark Nyblom personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

SWORN to before me this 2nd day of December, 2014.

_____(SEAL)
Notary Public for South Carolina
My Commission Expires: 4/17/22