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State Tax .00  
County Tax .00

Prepared by and return to:

**MORTON & GETTYS, LLC**  
Attn: Joshua B. Vann, Esq.  
Fountain Park Place  
331 East Main Street, Suite 300  
Post Office Box 707  
Rock Hill, South Carolina 29731

**SEVENTH SUPPLEMENT TO MASTER COVENANTS, CONDITIONS, EASEMENTS,  
AND RESTRICTIONS FOR RIVERWALK**

THIS SEVENTH SUPPLEMENT TO MASTER COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR RIVERWALK (this “Seventh Supplemental Declaration”) is made as of this 16<sup>th</sup> day of March, 2015, by **THE GREENS OF ROCK HILL LLC**, a South Carolina limited liability company (“Declarant”) whose address is 2850 Cherry Road, Rock Hill, South Carolina, 29730.

**BACKGROUND STATEMENT**

A. Declarant made those certain Master Covenants, Conditions, Easements, and Restrictions for Riverwalk, executed May 26, 2011 (the “Original Declaration”), which was recorded June 3, 2011, in Record Book 12008, Page 242 in the Office of the Clerk of Court for York County, South Carolina, with respect to certain real property located in the City of Rock Hill, York County, South Carolina, described and defined in the Declaration as the “Development Property.” Capitalized terms used herein and not defined herein have the meanings given such terms in the Original Declaration. The Original Declaration, as amended and supplemented from time to time, is referred to herein as the “Declaration.”

B. Pursuant to Section 20(H) of the Original Declaration, Declarant reserved the right and option to submit any or all of the Additional Property described in Exhibit B to the Original Declaration by filing one or more Supplements. Pursuant to Section 20(A)(ii) of the Original Declaration, Declarant also reserved the right and option, on the terms set forth therein, to amend the terms and provisions of the Original Declaration. Since the recordation of the Original Declaration, Declarant has recorded the following Supplements in the York County real estate records:

<u>Supplement No.</u>	<u>Book</u>	<u>Page</u>
One	12440	247
Two	13808	118
Three	13955	45

Four	14306	1
Five	14378	136
Six	14728	271

C. Declarant desires to annex a portion of the Additional Property to the General Plan of Development set forth in the Original Declaration, the legal description for which is attached hereto in Exhibit A and incorporated herein by this reference (the “Annexed Property”). Declarant further desires to amend the Original Declaration, as set forth hereinbelow, but only to the extent set forth hereinbelow.

D. This Seventh Supplemental Declaration is designed to create equitable servitudes and covenants applicable to and running with the land for all Annexed Property made subject hereto, and to further benefit and burden the Development Property by creating or reserving additional equitable servitudes and covenants pertaining thereto, as and to the extent provided for herein.

E. Declarant hereby declares that those portions of the Annexed Property made subject to the Original Declaration by this Seventh Supplemental Declaration shall be owned, encumbered, used, occupied, maintained, altered, and improved subject to the covenants, conditions, restrictions, limitations, reservations, exceptions and terms hereinafter set forth for the term and duration thereof, all of which are declared to be part of, pursuant to, and in furtherance of, a common and general plan of development, improvement, and enhancement of the Development Property and the Annexed Property. The provisions of this Seventh Supplemental Declaration are expressly intended to touch, concern, and run with the title to the Annexed Property subjected to this Seventh Supplemental Declaration, and the Development Property, as set forth herein, and shall be binding upon and inure to the benefit of Declarant, its successors and assigns, and all persons having or acquiring any right, title, or interest in such properties, and their respective heirs, successors, executors, administrators and assigns.

**NOW, THEREFORE,** Declarant hereby declares as follows:

1. Submission of Annexed Property. Declarant is hereby exercising its option to submit the Annexed Property described in the attached Exhibit A to the Original Declaration and further declares that the Annexed Property shall be held, transferred, sold, conveyed, leased, occupied and used subject to the Original Declaration, as amended and supplemented from time to time, and the covenants, conditions, restrictions, easements, charges and liens contained therein which shall touch, concern and run with the title to the Annexed Property, and which shall be binding upon and inure to the benefit of all parties having any right, title, or interest in the within-described Annexed Property, or any portion thereof, along with their respective heirs, successors, executors, administrators, and assigns.

2. Effect of Submission. Pursuant to the Original Declaration, each purchaser of a Parcel or any other component of the Development Property (as enlarged by Supplements adding

Additional Property), by acceptance of a deed thereto, is subject to the terms of the Declaration by this Seventh Supplemental Declaration. Each Mortgagee, by accepting a mortgage upon a Parcel or other component of the Development Property subject to the terms of the Declaration, shall be deemed to have also consented to the powers of annexation and amendment reserved by Declarant in the Original Declaration and exercised by the Declarant through this Seventh Supplemental Declaration.

3. Upon recordation of this Seventh Supplemental Declaration, the Declaration shall apply to the Annexed Property in the same manner as if the Annexed Property had originally been subject to the Original Declaration and had originally constituted a portion of the Development Property; and therefore, the rights, privileges, duties, and liabilities of the parties which own any portion of the Annexed Property shall be the same as those involving all of the Development Property previously made subject to the Declaration, and the rights, obligations, privileges, duties and liabilities of the Owners, lessees and occupants of the Parcels in the Annexed Property shall be the same as though the Annexed Property had originally been subject to the Declaration, except as expressly provided in this Seventh Supplemental Declaration.

4. Interpretation.

(a) All of the provisions of this Seventh Supplemental Declaration and the Declaration shall be liberally construed together to promote and effectuate the fundamental concepts of the property as set forth in the Original Declaration, which is incorporated herein by this reference.

(b) Each of the provisions of this Seventh Supplemental Declaration shall be deemed independent and severable, and the invalidity or partial invalidity of any provision or portion thereof shall not affect the validity or enforceability of any other provision.

(c) Whenever the context may require, any pronouns used shall include the corresponding masculine, feminine or neuter forms, and the singular shall include the plural and vice versa.

(d) All captions and titles used in this Seventh Supplemental Declaration are intended solely for convenience of reference only and shall not affect the meaning or interpretation of any of the provisions hereof.

(e) This Seventh Supplemental Declaration shall be construed in accordance with and governed by the laws of the State of South Carolina.

(f) The above preamble and Background Statement are incorporated herein by this reference as fully as though re-set forth here verbatim.

5. Nothing contained herein shall be construed to limit the right of Declarant to add any other portion of the Additional Property to the Development Property by filing one or more additional Supplements.

6. Except as expressly set forth in this Seventh Supplemental Declaration, all terms, covenants, conditions and restrictions contained in the Declaration shall remain unchanged and shall apply as fully to the Annexed Property as though they were set forth herein. Declarant confirms the making and validity of the Declaration and its application to all of the Development Property.

IN WITNESS WHEREOF, Declarant has executed this Seventh Supplement to Master Covenants, Conditions, Easements, and Restrictions for Riverwalk as of the date first above written.

Signed, sealed and delivered in the presence of

DECLARANT:

THE GREENS OF ROCK HILL LLC  
By: [Signature]  
Mark Mather, Manager

[Signature]  
Witness 1

[Signature]  
Witness 2

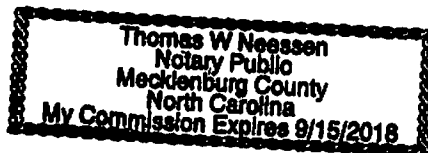
**ACKNOWLEDGEMENT**

PERSONALLY APPEARED before me MARK MATHER as the Manager of the within named Declarant, who, after being duly sworn, acknowledged his execution of the within instrument in the said capacity and for the uses and purposes set forth within.

SWORN TO before me this 15th day of March, 2015

[Signature]  
Notary Public

My Commission Expires: 9-15-2018



**EXHIBIT A**

**Legal Description of Annexed Property**

Being all that piece, portion or tract of land located in the City of Rock Hill, York County, South Carolina being more particularly described as:

Beginning at a point in the centerline of Eden Terrace Extension, a common corner with The Greens of Rock Hill, being S 88°44'19" W 6439.23' from NGS Concrete Monument "Doug Mackey"; thence N 71°20'59" W a distance of 618.87' to a point on the eastern right of way of Dunkins Ferry Road; thence with said right of way a curve turning to the right with an arc length of 73.10', with a radius of 1043.00', with a chord bearing of S 20°39'29" W, with a chord length of 73.09'; thence S 22°39'58" W a distance of 68.17'; thence S 22°39'58" W a distance of 136.90'; thence with a curve turning to the left with an arc length of 142.47', with a radius of 957.00', with a chord bearing of S 18°24'04" W, with a chord length of 142.34' to a point in the line of Inchem Corp.; thence with the line of Inchem Corp. S 73°11'06" E a distance of 3.33'; thence S 69°32'09" E a distance of 504.94'; thence S 69°33'39" E a distance of 51.94' to a point in the centerline of Eden Terrace Extension; thence with said centerline N 39°18'12" E a distance of 81.99'; thence N 35°28'15" E a distance of 60.40'; thence N 28°42'47" E a distance of 75.59'; thence N 24°07'54" E a distance of 87.83'; thence N 24°07'54" E a distance of 13.19'; thence N 21°19'50" E a distance of 128.05' which is the point of beginning, having an area of 260760.05 square feet, 5.986 acres, as per Boundary and Subdivision Survey for The Greens of Rock Hill, LLC dated February 2, 2014, last revised on August 20, 2014, by Pittman Professional Land Surveying and recorded with the York County Clerk of Courts Office on September 18, 2014 at Volume E273, Page 3.

TMS: 662-07-01-153

DECLARANT EXPRESSLY RESERVES, HOWEVER, THE RIGHT TO DEDICATE OR TO CAUSE TO BE DEDICATED TO THE CITY OF ROCK HILL, AND TO CONVEY TO THE CITY OF ROCK HILL OR TO CAUSE TO BE CONVEYED TO THE CITY OF ROCK HILL IN FEE SIMPLE AS A PART THEREOF, AT DECLARANT'S ELECTION, ALL ROAD RIGHTS OF WAY SHOWN UPON THE AFORESAID PLATS, OTHER THAN ANY BEING SHOWN THEREON AS PRIVATE RIGHTS-OF-WAY.