

STATE OF SOUTH CAROLINA)
COUNTY OF LEXINGTON)
DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS FOR DESIGNATED
LOTS WITHIN THE TWELVE MILE RIDGE
SUBDIVISION

This Declaration is made on the date hereinafter set forth by FIRST PALMETTO SAVINGS BANK, F.S.B. ("Declarant") as title owner to various Lots (as hereinafter defined) situate and lying in the Twelve Mile Ridge residential subdivision, said real property owned by the Declarant and being more specifically described and set forth in that certain Legal Description on "Exhibit A" attached hereto and incorporated herein by reference.

WITNESSETH

WHEREAS, Declarant is the Owner of that certain real property in the County of Lexington, State of South Carolina, which is more particularly described on "Exhibit A", which is attached hereto and incorporated herein by reference, which real property is within that certain residential subdivision referred to herein from time to time as "TWELVE MILE"; and

WHEREAS, said Declarant has deemed it desirable and efficient to preserve the value of the Lots through the imposition and application of those covenants, restrictions, reservations, easements, charges, and liens as hereinafter set forth; and

WHEREAS, said Declarant furthermore has deemed it desirable to provide for the creation and establishment of the "TWELVE MILE RIDGE HOMEOWNER'S ASSOCIATION" for the purpose of exercising the functions as may be set forth herein.

NOW THEREFORE, the said Declarant hereby declares that the real property constituted by the Lots as described on "Exhibit A" is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, reservations, easements, charges, and liens hereinafter described and set forth.

ARTICLE I

Definitions

Section 1. "Association" means the "TWELVE MILE RIDGE HOMEOWNER'S ASSOCIATION", a non-profit eleemosynary corporation and entity to be established by the Declarant under South Carolina law with the S.C. Secretary of State for the purposes and intent as more fully set forth herein.

Section 2. "Common Area" means all of those parts, pieces, parcels, or tracts of land depicted and shown as "Common Area" within Twelve Mile comprising 17.01 acres as shown on that certain "Bonded Subdivision Plat of Twelve Mile Ridge Subdivision" prepared by Weed Surveying, Inc., dated August 23, 2007, recorded in the office of the Register of Deeds for Lexington County on November 8, 2007 in Record Book 987 at Page 6 (the "Plat").

Section 3. "Owner" means the record owner(s), whether one or more persons or entities, of the fee simple title to any Lot which is a part of the real property subject hereto, including contract sellers, but excluding any person having such interest merely as security for the performance of an obligation.

Section 4. "Person" means an individual, corporation, partnership, trust, or any other legal entity.

Section 5. "Declaration" means this Declaration of Covenants, Conditions, and Restrictions, as well as any amendments hereto, and to include any charges, and liens as hereinafter set forth, for the Lots (as defined below), and any further declaration of covenants, restrictions, reservations, easements, charges, and liens as may be imposed thereon later by the Declarant or its successors and/or assigns as provided for and authorized herein.

Section 6. "Member" means those persons entitled to and having membership in the Association as provided in this Declaration.

Section 7. "Lot" or "Lots" mean those lots described on "Exhibit A" and shown on the Plat, which Lots are subject to the terms, conditions and provisions of this Declaration.

Section 8. "Assessment" means a member's share of the common expenses as assessed against a Member of the Association as provided for by this Declaration.

Section 9. "Twelve Mile" means the residential subdivision of which the Lots subject to this Declaration are a part; however, it is understood that Twelve Mile includes certain real property which is not bound hereby.

Section 10. "Subdivision" means those Lots that are encumbered by this Declaration; provided however, that the term Subdivision as used herein is not intended to refer to the entire development commonly referred to as Twelve Mile.

ARTICLE II

Property Subject to this Declaration

Section 1.

(a) Property Bound. The Lots which are and shall be owned, held, transferred, sold, conveyed, and occupied subject to this Declaration are located in Lexington County, South Carolina, and are more particularly described on "Exhibit A".

(b) The Declarant hereby specifically reserves the right to annex additional real property into the Association, and do so without the consent of the Members.

ARTICLE III

Membership

Section 1. Every Person who is a record Owner of a fee or undivided interest in any Lot shall automatically be a Member of the Association; provided, however, that any such Person who holds such interest merely as security for an obligation shall not be a Member.

ARTICLE IV

Section 1. CREATION OF PERMANENT CHARGE AND LIEN OF ASSESSMENTS; PERSONAL OBLIGATION OF OWNERS; REMEDIES OF ASSOCIATION. Each of the Lots is hereby made subject to a lien and permanent charge in favor of the Association for annual assessments, and special assessments, and each lot hereafter made subject to this Declaration shall automatically be subjected to said lien and permanent charge at the time such Lot is made subject to this Declaration. Among other things, these liens shall be for the payment of the assessments for maintenance, preservation, general appearance, and the management of the Common Area.

ARTICLE V

Subordination of the Lien to Mortgage

Section 1. The lien of the Assessments provided for herein shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon a Lot or Lots subject to assessment; provided, however, that such subordination shall apply only to the Assessments which have become due and payable prior to the sale or transfer of a Lot pursuant to a decree of foreclosure, or any other proceeding in lieu of foreclosure. Such sale or transfer shall not relieve property Lot or Lots from liability for any Assessments thereafter becoming due, nor from the lien of any such subsequent Assessment.

ARTICLE VI

General Provisions

Primary Provision: Notwithstanding any provisions contained herein, the Declarant shall retain full control and decision making ability for all issues related to this Declaration until such time as the Declarant files an Amendment to this Declaration assigning control of the Association and Declarant status to the Association.

Section 1. Duration. The easements, covenants and restrictions of this Declaration shall run with and bind the Lots, and shall inure to the benefit of and be enforceable by the Declarant, the Association, or the Owner of any land subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of thirty (30) years from the date this Declaration is recorded, after which time this Declaration shall be automatically extended for successive period of ten (10) years unless an instrument signed by the owners of two-thirds (2/3) of the Owners of the Lots has been recorded agreeing to change said covenants and restrictions in whole or in part. Provided, however, that no such

agreement to change shall be effective unless made and recorded one hundred eighty (180) days in advance of the effective date of such change, and unless written notice of the proposed agreement/change is sent to every Owner at least ninety (90) days in advance of same taking effect.

Section 2. Notices. Any notice required to be sent to any Member or Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Member or Owner on the records of the Association at the time of such mailing. In the absence of any such address, effective notice may be obtained by mailing same to the record address on file with the Lexington County Treasurer's Office for the year notice is given.

Section 3. Enforcement. Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenants or restrictions, either to restrain violation or to recover damages, and against the land to enforce any lien created by these covenants; and failure by the Association or any Owner to enforce any covenants or restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 4. Severability. Invalidity of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 5. Captions. The captions of each Section hereof as to the contents of each Section are inserted only for convenience and are in no way to be construed as defining, limiting, extending or otherwise modifying or adding to the particular sections to which they refer.

Section 6. Subdividing. No Lot shall be re-subdivided without the written permission of the Declarant, its successors or assigns.

Section 7. Residential Use Only. All Lots shall be used for single family residential purposes only; however, non-commercial garages may be permitted on a Lot. There shall be no more than two (2) detached buildings on any Lot in addition to the residence, without written consent of the Declarant, its successors or assigns.

Section 8. Minimum Elevation and Finished Square Footage Requirement. All residences shall have as a minimum construction requirement for the exterior elevations Hardi-plank siding with stone and brick accents on the front elevations. All residences shall be permanent in nature and shall contain no less than Two-Thousand-Four-Hundred Twenty-One (2,421) square feet of heated space.

Section 9. Prohibition Against Temporary Buildings and Other Specific Items Being Located on any Lot. No temporary buildings, tents, shacks, abandoned automobiles or other vehicles, mobile homes, camping trailers or modular homes shall be allowed on a Lot except; however, boats, recreational vehicles and camping trailers belonging to the Owner of a Lot shall not be included in this restriction provided that same is not used for living quarters and is parked or located to the rear portion of the Lot behind the residence and screened from view from the roadway within the Subdivision. Same shall not be kept in an unsightly condition or manner visible from the roadways within the Subdivision.

Section 10. Architectural Review and Approval Provisions. In order to maintain a high quality residential development, and to insure that all houses and other structures are of appropriate size and are of a harmonious and compatible design, properly located in relationship to neighboring structures, and adapted to the terrain of each Lot, the Declarant, its successors or assigns, retains full architectural control to achieve same. No building, fence, cover garage, or other structure of any nature shall be erected on a Lot until plans, specifications and plot plan showing the location of the structure shall have been submitted to and approved by the Declarant, its successors or assigns, or an Architectural Review Committee created by Declarant or the Association (the "ARC") or same is waived in writing by the Declarant or its successors and assigns (as in the case where the Declarant is building a residence on a lot within the subdivision or where a licensed building company or builder is the successor or assign of the Declarant), or where the ARC has approved or waived same.

When this authority and responsibility has been assigned to the Association in writing by the Declarant or its successors or assigns and same has been filed of record with the Lexington County ROD, then from that date forward all specifications for exterior materials, color schemes, lighting schemes, and other details affecting the exterior appearance of all proposed structures and alterations to the existing structures, together with a nonrefundable application fee in a reasonable amount to be established by rule and regulations of the Association (not to exceed \$200.00) shall be submitted to and approved by the Association, its successors or assigns, prior to their incorporation onto a Lot or any structure located thereon. In the event the Declarant, its successors or assigns, fails to approve or deny any plans, specifications or plot plans within thirty (30) days from submission of the same, together with said nonrefundable application fee, said plans, specifications or plot plans shall be deemed to be approved; provided, however, that same do not violate any of the terms of these restrictions. The landscaping of the front and side yard of each Lot must be completed within ninety (90) days of the owner of any Lot occupying a finished home on any such subject Lot. After the architectural control is transferred by the Declarant, its successors or assigns in writing to the Association, applicants shall be required to also submit a plot plan showing the position of the residence and any other structures proposed to be erected or place on a Lot must be presented for approval and trees to be removed must be marked and approved before any clearing is done or trees removed from a Lot.

Section 11. Set Back Requirements.

(a) No residence or building of any type shall be located closer than Ten (10') feet from the right-of-way line for the roadway on which a Lot fronts, unless specifically consented to in writing by the Declarant, its successors or assigns.

(b) No residence or building of any type shall be located closer than Five (5') feet to any sideline of a Lot.

(c) No residence or building of any type shall be located closer than Ten (10') feet from the back line of Lot, unless specifically consented to in writing by the Declarant, its successors or assigns.

Section 12. Reservation of Easements for Utilities and/or Drainage, and/or Subdivision Entrance Signage and Improvements. Easements for installation and maintenance of utilities and drainage facilities are reserved over the front, rear and side Five (5') feet of each Lot, or where ever same are shown

to be located on, upon and/or across any Lot on the Plat referred to herein and referenced in the Legal Description, "Exhibit A", attached hereto. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow or drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels and that it shall be maintained continuously by Owners of a Lot, except for those improvements for which a public authority or utility company is responsible. An easement of Fifteen (15') feet is reserved to the Declarant and its successors and/or assigns for installation and maintenance of subdivision entry signage and improvements, including but not limited to the erection of a wall, fence, signs, related lighting and improvements. Notwithstanding the provisions set forth herein, nothing shall be construed as a prohibition against any Owner from placing a fence directly on the property line, said fence being conditional upon the approval of the Declarant in accordance with the provisions of Section 10 of this Article VII.

Section 13. Prohibition Against Rubbish. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. During construction, Owners shall be responsible for maintaining the Lot and construction site in a clean and presentable condition. All trash and construction debris shall be collected and placed in trash or storage containers and shall not remain loose on the Lot and/or construction site.

Section 14. Restrictions On Animals and Pets. Dogs, cats, and other household pets shall be allowed on the Lots. No horses, goats, pigs or other animals, including household pets, which shall constitute a nuisance or cause any unsanitary condition or any undesirable situation to any neighboring property shall be maintained on any Lot. All pets shall be kept on a leash when outside of a fenced area of Laurel Falls.

Section 15. Prohibition Against Noxious or Offensive Activities. No noxious or offensive activity shall be carried on or upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Section 16. Signs. No sign of any kind shall be displayed to the public view on any Lot except one professional sign of not more than thirty-six (36") inches by thirty-six (36") inches advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period; provided, that where a builder/contractor is in the process of construction, two (2) signs of said limitations shall be allowed so as to permit builder and realty company involved to identify same. All signs must be submitted to and approved by the Declarant, or if applicable, by the ARC before placement on a Lot.

Section 17. Wells. Each Lot shall be serviced by either Town or County Sewer and Water. Owners shall not have wells on any Lot without express approval of the Declarant, its heirs and assigns. Should permission for a well or well installation be granted, the Owner stipulates and agrees that all necessary permits and inspections shall be obtained by the Owner, including but not limited to any approval of the drinking water by the Department of Health and Environmental Control ("DHEC") or such local government regulatory agency or authority as may be applicable.

Section 18. Cutting of Hardwood Trees Restriction. No hardwood tree with a base diameter

of six (6") inches or more measured two (2') feet above ground level shall be cut without the permission of the Declarant, its successors or assigns. Provided, however, this restriction shall not apply to hardwood trees required to be removed to clear any homesite or to any hardwood trees endangering a residence or building on a Lot. Violation of this section shall result in a fine of Two Hundred and NO/100 (\$200.00) Dollars per tree and shall accrue interest at the rate of Twelve (12%) percent per annum until paid and shall be enforceable in the same manner as the Assessments are enforceable as set forth herein.

Section 19. Maintenance of Landscaping. Each Owner shall be responsible for and shall maintain all landscaping, grass, driveways, parking areas, structures, and grounds located on each Lot in good condition and repair in a neat and attractive manner.

Section 20. Restrictions on Vehicle Parking on Streets. No automobile or other vehicle shall be permitted to remain parked on any streets within the subdivision for a period of time exceeding twenty-four (24) hours. Any automobile or other vehicle parked on a street within the Subdivision must be removed within Twenty-Four (24) hours at the owner's expense. No commercial vehicles, semi trucks, or work vehicles shall be allowed in driveways of the Subdivision, except for police vehicles.

Section 21. Sanitary Containers. All trash cans, dumpsters, garbage receptacles, and other sanitary containers shall be properly installed or located either to the side of the house or inside the garage such that will completely screen said containers from view from any roadway within the subdivision. If said containers are required to be placed on the road for trash collection, the containers shall be placed on the road only on the morning of collection and shall be removed from the road the same day that garbage is collected.

Section 22. Modification, Amendment or Change to this Declaration. As to all or a portion of the Lots, Declarant, its successors or assigns, hereby reserves the right to modify, change, waive or cancel any or all or any part of this Declaration at will, if in its sole judgment the development or lack of development of the property restricted herein or adjacent property makes that course necessary or advisable, or until Declarant assigns its rights as Declarant to the Association. Declarant also reserves the right to assign to a third party or a successor in interest all rights of Declarant contained or reserved herein, which assignment shall be effective upon the recordation of a document in the Office of the Register of Deeds for Lexington.

Section 23. All Owners Shall Be Members of the Association; Assessments.

Notwithstanding any conflicting provisions contained herein, S.C. Pillon Homes, Inc. shall be wholly exempt from paying annual assessments and/or transfer fees to the Association, or other miscellaneous costs and/or assessments for the maintenance or upkeep of the roads and/or common areas, it being the intent of the Declarant to specifically exempt S.C. Pillon Homes, Inc., from the costs associated with the maintenance of the roads as set forth herein, as well as the costs associated or arising out of the Association.

(a) Every Owner of a Lot within the subdivision is subject to assessment by and shall be a member of the Association and shall remain members during the period of ownership of a Lot as Lots. Membership shall be appurtenant to a Lot, shall run with the land and may not be separated from

ownership of any Lot.

(b) The Association shall have two (2) classes of voting membership. "Class One Members" shall be all Owners, with the exception of the Declarant, and such Members shall be entitled to one (1) vote for each Lot owned. When more than one (1) person holds an interest in any Lot, all such persons shall be Members; and the vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot. "Class Two Members" shall be the Declarant, its successors and assigns, and such Member(s) shall be entitled to the greater of three (3) votes for each Lot for which it holds title or one (1) more vote than the total votes of the Class One Members. For the purposes of this Declaration, the Subdivision shall include all of those Lots described and delineated in the Legal Description, Schedule "A", and "Final Plat" referenced herein. Class Two Membership shall end when One Hundred (100%) percent of the Lots contained in the subdivision have been conveyed to Owners other than builders holding title for the purposes of development and sale, or at such time as the Declarant, or its successors or assigns, voluntarily relinquishes these voting rights, provided, however, that the one Hundred (100%) percent may be reduced at the option of the Declarant, its successors or assigns.

(c) Regular annual assessments shall not be due on any Lot owned by the Declarant. Regular annual assessments for all other Owners shall be levied by the Declarant, its successors or assigns, in such amount as the Declarant, its successors or assigns, shall deem appropriate in its/their sole discretion, with the pro-rata amount of the annual assessment to be paid by a Owner of a Lot based on the date of purchase of a Lot. The annual assessment for year 2011 shall be Two Hundred and NO/100 (\$200.00) Dollars per lot. The annual assessment shall not increase by more than Ten (10%) percent annually from the assessment amount for year 2011. This right to increase the annual assessment shall be cumulative, so that if the Declarant, its successors or assigns, does not increase the annual assessment amount in any given year, such right to increase the annual assessment amount shall not lapse but such increased amount shall carry over to succeeding years such that it is possible that an increase from one year to the next may exceed a Ten (10%) percent increase. All assessments shall be uniform for each lot except as set forth herein and shall be assessed against all Lots at the time of assessment. The Declarant, its successors or assigns, shall give written notice of the regular annual assessment to each lot owner at least thirty (30) days in advance of the due date. In the event of a cash flow shortfall, the Declarant, its successors or assigns, shall have the option, but not the obligation, of paying such deficits. Any expenses so paid by the Declarant, its successors or assigns, which are in excess of the amounts due from the Declarant, its successors or assigns, for the regular annual assessments for lots owned by the Declarant, its successors or assigns, shall be considered a loan to the Association, repayable under reasonable terms established by the Declarant, its successors or assigns. Any regular annual assessments against lots owned by the Declarant, its successors or assigns, shall not be due until the end of the period for which the regular annual assessment is established, provided, however, if the Declarant, its successors or assigns, owe regular annual assessments for the period for which the regular annual assessment is established, then any payment to the Association by the Declarant, its successors or assigns, shall be deemed the payment of the regular annual assessment, or a portion thereof, and shall not be considered a loan as provided for hereinabove. At the time of the closing of the sale of a Lot by the Declarant, its successors or assigns, if the regular annual assessment for that period has been paid by the Declarant, its successors or assigns, that portion of the regular annual assessment that is attributable to the balance of the period shall be collected and paid to the Declarant, its successors or assigns, by the Purchaser of the Lot. If at the time of closing of a Lot by the Declarant, its successors or assigns, if the regular annual assessment for that period has not

been paid by the Declarant, its successors or assigns, that portion of the regular annual assessment that is attributable to the balance of the period shall be collected and paid to the Association by the Purchaser of the Lot. The assessments shall only apply to the Lots as shown on the above referenced plat, and such additional real property as the Declarant, its successors or assigns, may designate, and any and all common areas and roadways shall be exempt from assessments, charges and liens created hereunder.

(d) In addition to the regular annual assessments, the Declarant, its successors or assigns, may levy in any year a special assessment for that year for the sole purpose of defraying, in whole or in part, the cost of any improvement, repair, or replacement of a capital improvement or part of the common areas (which must be fixed at a uniform rate for all lots), provided, that such assessment shall have the vote of more than Fifty (50%) percent of the membership present at a duly called/convened meeting with a quorum present required for such meeting. Written notice of any meeting called for the purpose of taking any action authorized under this provision, or to elect Directors and/or Officers, or to amend any by-laws of the Association shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At least Twenty-five (25%) percent of the eligible votes must be present in order to constitute a quorum. Upon approval of any special assessment, Declarant, its successors or assigns, shall give written notice of the special assessment to each lot owner at least thirty (30) days in advance of the due date. All Owners shall be required to pay such dues as are assessed and otherwise be bound to these rules, regulations, and by-laws of the Association during the period of ownership of property in the Subdivision.

(e) Assessments shall be based upon the calendar year, and pro-rated thereon based on actual time of ownership; however, same when due shall constitute a lien on the Lots within the Subdivision, enforceable by the Declarant, its successors or assigns, or the Association.

(f) Any assessment, whether the regular annual assessment and/or the special assessments, not paid within thirty (30) days after the due date shall bear interest from the date due at the rate of Twelve (12%) percent per annum. The Association may bring an action at law against the Owner or Owners personally obligated to pay the same, or foreclose the lien against the Lot. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the common area or abandonment of his or her Lot. If more than one (1) person owns a Lot, then each shall be jointly and severally liable for the assessment and any late fees and interest thereon. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. No sale or transfer shall relieve a Lot from liability for any assessments thereafter becoming due or from the lien thereof. In the event the Declarant, its successors or assigns, or the Association retains an attorney for collection of the assessment amounts, or foreclosure of the lien, or any other remedy available, then all expenses incurred therein, including reasonable attorneys' fees, shall be added to the assessment amount and collected as a part hereof.

(g) In addition to the annual and special assessments, all Purchasers of lots in the subdivision shall pay a one-time transfer fee to the Declarant in the amount of Two-Hundred (\$200.00) Dollars. This initial transfer fee shall be used to defray the cost of managing the Association, maintaining common areas, and to pay other miscellaneous costs associated with the subdivision.

Section 24. Enforcement. Enforcement shall be by proceedings at law or in equity against any

person or persons violating or attempting to violate any covenant either to restrain violation or to recover damage. An action to enforce these restrictions may be brought by the Declarant, its successors or assigns, or by any property owner.

Section 25. Excavation for Business or Commercial Purposes Prohibited. No Owner shall excavate or extract earth for any business or commercial purpose. No elevation changes shall be permitted which materially affect surface grade of surrounding lots, unless approved in writing by the Declarant, its successors or assigns, or the ARC.

IN WITNESS WHEREOF, FIRST PALMETTO SAVINGS BANK, F.S.B., Declarant herein, has caused this instrument to be executed this ____ day of April, 2011.

WITNESSES:

FIRST PALMETTO SAVINGS BANK, F.S.B.

Walter Day
Larry Cooper

Timothy T. Hudson
By: Timothy T. Hudson
Its: Authorized Agent
As: Declarant

STATE OF SOUTH CAROLINA)
)
COUNTY OF Kershaw)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that s/he saw the within named FIRST PALMETTO SAVINGS BANK, F.S.B., as Declarant, sign, seal and as their act and deed, deliver the within written Declaration for the uses an purposes therein contained; and that s/he with the other subscribed witness witnessed the execution thereof.

SWORN to before me this
____ Day of April, 2011.

Seymour Cooper (LS)
Notary Public for S.C.

My Commission Expires: *August 12, 2018*

Walter Day

EXHIBIT A

PROPERTY DESCRIPTION

All those certain pieces, parcels, or lots of land, together with the improvements thereon, if any, situate, lying and being in the County of Lexington, State of South Carolina, being shown and designated on bonded plats prepared for Twelve Mile Ridge Subdivision by Weed Surveying, Inc. dated August 23, 2007, last revised October 18, 2007 and recorded November 8, 2007 in the Office of the Register of Deeds for Lexington County in Plat Book 12468, Page 108, also known as Plat Slide 987, Pages 6 and 7. Said lots having such size, shape, dimensions and boundaries as will by reference to said plat more fully appear.