



STATE OF SOUTH CAROLINA}  
COUNTY OF SPARTANBURG}

**SUPPLEMENTAL RESTRICTIONS  
RESERVE AT ROCK SPRINGS  
A PATIO HOME DEVELOPMENT  
PLAT BOOK 157 PAGE 658**

Lots 320-332 shall be referred to as **RESERVE AT ROCK SPRINGS**; these lots are also covered under Restrictive Covenants for Rock Springs Subdivision Phase II as recorded in Deed Book 75-P at Page 072 and shown in Plat Book 153 at Page 126. Each purchaser of these lots agrees, by acceptance of a deed to said lot, to the following:

1. Each lot shall be landscaped according to a Master Landscape Plan developed for lots 320-332 by RCB Development, Inc. Individual lot owners shall not make changes to the landscaping on their lot without approval of RCB Development, Inc.
2. Upon completion of construction, maintenance of all lots shall be the responsibility of the Landscape Maintenance Contractor contracted by RCB Development, Inc. until December 31, 2006 at which time the majority of lot owners may make all further Landscape Maintenance decisions for all deeded lots.
3. It is mandatory that each lot owner pay his or her pro-rated share of the landscape maintenance charges, which shall be \$65.00 per month until December 31, 2006. The fee shall be due on the first of each month beginning the month after the landscaping for each lot is complete. The fee shall be paid to "RCB Development, Inc.," or its designee at 108 S. Blackstock Road, Spartanburg, SC 29301.
4. The owner of each lot, whether builder or homeowner, shall be responsible for payment of this fee. A late fee of \$10.00 per month will be due for payments received after the 5<sup>th</sup> of the month; a late fee of \$20.00 per month will be due for payments received after the 10<sup>th</sup> of the month. A lien may be filed for non-payment after 60 days past due with the owner responsible for late fees and any attorney fees charged for collection or filing of lien.
5. No chain link fencing will be approved. All fences will be uniform as to style, type and color. Homeowner may choose height and board spacing. The location of such fence must be approved in writing by RCB Development, Inc.

{signature and witness page following}

Witness its hand and seal this 18<sup>th</sup> day of March, 2005.

Four Bees, Inc.

[Signature]  
By John W. Beeson, President

[Signature]  
WITNESS  
Linda M. Belcher  
WITNESS

STATE OF SOUTH CAROLINA}  
COUNTY OF SPARTANBURG}

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named FOUR BEES, INC. by John W. Beeson, its President sign, seal and as their act and deed deliver the within written Supplemental Restrictions for The Reserve at Rock Springs and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this  
18<sup>th</sup> Day of March, 2005.

[Signature]  
Notary Public for South Carolina  
My commission expires: 2/10/07

[Signature]