

STATE OF SOUTH CAROLINA                    )  
  )  
COUNTY OF LEXINGTON                     )

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
REGATTA SHORES**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR REGATTA SHORES is made this \_\_\_\_\_ day of November, 2015, by Regatta Road Land Investors LLC, a South Carolina limited liability company (herein "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of that certain real property located in Lexington County, South Carolina, known as Regatta Shores subdivision, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference (herein the "Property"); and

WHEREAS, Declarant desires to subject the Property to the provisions of this Declaration in order to provide a reasonable method for the orderly and proper maintenance of the Property.

NOW, THEREFORE, Declarant declares that the Property herein described shall be subjected to this Declaration, and shall be held, transferred, sold, conveyed, given, donated, leased, occupied and used subject to this Declaration and the covenants, conditions and restrictions set forth herein shall be covenants to run with the land. The Declaration shall inure to the benefit of and shall be binding upon each Owner (as defined below) and his, her or its respective heirs, legal representatives, successors, lessees, grantees, assigns and mortgagees.

**BY THE RECORDING OF A DEED OR THE ACCEPTANCE OF TITLE TO A LOT (AS HEREINAFTER DEFINED) OR ANY INTEREST THEREIN, THE PERSON OR ENTITY TO WHOM SUCH LOT OR INTEREST IS CONVEYED, AND THEIR HEIRS, LEGAL REPRESENTATIVES, SUCCESSORS, LESSEES, GRANTEEES, ASSIGNS AND MORTGAGEES SHALL BE DEEMED TO HAVE AGREED TO BE BOUND BY THIS DECLARATION.**

**1. DEFINITIONS**

When used in this Declaration, unless the context shall prohibit or require otherwise, the following words shall have all the following meanings, and all definitions shall be applicable to the singular and plural forms of any such term(s):

1.1. "Declarant" means Regatta Road Land Investors LLC, a South Carolina limited liability company, its successors and assigns, and any entity designated as a successor Declarant by

Regatta Road Land Investors LLC by a written instrument recorded in the Office of the Register of Deeds for Lexington County, South Carolina, provided, however, that this definition shall not include the purchaser, owner, or mortgagee of any Lot.

1.2. "Declaration" means this Declaration of Covenants, Conditions and Restrictions for Regatta Shores, as the same may be amended from time to time in the manner herein provided by a written instrument filed for record in the Office of the Register of Deeds for Lexington County, South Carolina.

1.3. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision plat of the Property, together with the improvements thereon, if any, which may be independently owned and is intended for development, use, and occupancy as a single family residence.

1.4. "Owner" means any Person or Persons who own(s) fee simple title to any Lot. "Owner" shall not mean a mortgagee unless such mortgagee has acquired title to the Unit or any Person having a contract to purchase a Unit but to which title has not been conveyed of record.

1.5. "Person" means any individual or legal entity, as the context may reasonably require.

1.6. "Plat" shall mean and refer to that certain plat entitled, "SUBDIVISION PLAT OF REGATTA SHORES NEAR COLUMBIA, S.C. IN LEXINGTON COUNTY" prepared by G. Bradley, Jr., SCPLS #19398, of Belter & Associates, Inc., dated June 23, 2014, last revised February 7, 2015, and recorded February 18, 2015, in the Office of the Register of Deeds for Lexington County in Plat Oversized Book 17461 at Page 1, together with any amendments or revisions thereto.

1.7. "Property" means all the land and improvements thereon described in Exhibit A attached hereto and incorporated herein.

1.8. "Regatta Shores" or "Subdivision" shall have the same meaning and shall each mean and refer to the Property, together with any improvements constructed or to be constructed thereon, or any portion thereof, known as Regatta Shores subdivision.

## **2. SEWER SERVICE**

2.1. Sewer service for the Subdivision will be provided by the City of Columbia. Each Lot Owner shall be responsible for installing a grinder pump system, in accordance with the below specifications, to pump sewage from the residence on such Owner's Lot to the City of Columbia's sewer tap at Regatta Road. The specifications for the grinder pump system, installation and maintenance are as follows:

- a. The approved grinder pump system is manufactured by Flygt, Product # MF3068.175; Curve # 61-450-00-7360; impeller diameter 38mm; motor #

