

RECORDED

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STATE OF SOUTH CAROLINA } R.M.C.
 SPARTANBURG, S.C. SUPPLEMENTAL RESTRICTIONS
 COUNTY OF SPARTANBURG } GARDENS AT ROCK SPRINGS
 PLAT BOOK 148 PAGE 439

Lots 1 thru 24 Rock Springs Phase I shall be referred to as GARDENS AT ROCK SPRINGS; these lots are also covered under Restrictive Covenants for Rock Springs Subdivision as recorded in Deed Book 72m at Page 763, and shown in Plat Book 148 at Page 439. Each purchaser of these lots (1 - 24) agrees, by acceptance of a deed to said lot, to the following:

1. A central water line for the purpose of irrigation shall be installed on lots 1 thru 24 with a central water meter(s) serving all lots. An easement is reserved for installation and maintenance of said water line.
2. Each lot shall have a ten (10) foot easement reserved on all rear lot lines and 3 1/2 foot easement on all side lines for installation of said central water line and also for installation of irrigation system for each lot. Some irrigation zones shall serve more than one lot.
3. The irrigation system shall be controlled by a central control/controllers and the Landscape Maintenance Contractor shall control the irrigation system for all lots.
4. Each lot shall be landscaped according to a Master Landscape Plan developed for lots 1 thru 24 by the Developer. Individual lot owners shall not make changes to the landscaping on their lot without approval of Four Bees, Inc. or its designee.
5. Maintenance of all lots shall be the responsibility of the Landscape Maintenance Contractor until December 31, 2001.
6. It is mandatory that each lot owner pay his or her pro-rated share of the landscape maintenance and water charges, which shall be \$79.00 per month until December 31, 2001. At that time the majority of lot owners shall select a Landscape Maintenance Contractor and be responsible for payment of to Landscape Maintenance Contractor and the water charges.
7. 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 Four Bees, Inc., or its designee at P.O. Box 1407, Spartanburg, SC 29304.

8. 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 5th of the month; a late fee of \$20.00 per month will be due for payments received after the 10th 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.

Witness its hand and seal this 15th day of August t 2000.

FOUR BEES, INC.

Wendell Shively
WITNESS

John W. Beeson
JOHN W. BEESON, PRESIDENT

Linda M. Poelcher
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 Gardens at Rock Springs and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this
15th of August, 2000.

Linda M. Poelcher
Notary Public for South Carolina
My commission expires: 2/10/07

Wendell Shively