



**Document Prepared By:**

Pearce Law Firm, LLC  
1476 Ben Sawyer Boulevard, Suite 1  
Mount Pleasant, South Carolina 29464

**DECLARATION OF RESTRICTIVE COVENANTS  
FOR  
LOT CV-9, CHARLESTON COUNTY TAX MAP NO. 535-06-00-828  
OWNED BY THE I'ON COMPANY, LLC**

**THIS DECLARATION OF RESTRICTIVE COVENANTS FOR LOT CV 9, CHARLESTON COUNTY TAX MAP NO. 535-06-00-828 OWNED BY THE I'ON COMPANY, LLC (hereinafter the "Declaration") is made this 4<sup>th</sup> day of June, 2015, by The I'On Company, LLC, a South Carolina limited liability company (hereinafter the "Declarant").**

**RECITALS**

**WHEREAS:**

Declarant is the owner of the real property described in Exhibit "A", which is attached and incorporated by reference (hereinafter the "Property"). This Declaration imposes upon the Property (as defined in Article I below) mutually beneficial restrictions under a general plan of improvement for the benefit of the Owners of the Property and for the benefit of all owners of lots in the I'On Neighborhood and establishes a flexible and reasonable procedure for the overall development, administration, maintenance and preservation of the Property; and

Section 156.007 of the Zoning Code of the Town of Mount Pleasant, South Carolina defines 'Civic Use' as: "Utility, educational, recreational, cultural, medical, protective, governmental, and other uses that provide public or quasi-public services and are strongly vested with social importance"; and

Examples of permitted civic uses are further described in Section 156.007 and other sections of the Zoning Code of the Town of Mount Pleasant; and

The Property is zoned for Civic Use; and

Declarant has represented in marketing materials and other correspondence that the area constituting CV-9 is to be "I'On Memorial Park"; and

Since 1996, Declarant has renovated, constructed, and maintained structures and landscaping on CV-9 consistent with those associated with a Memorial Park.

The I'On Assembly Board of Trustees acknowledges that CV-9 is zoned for Civic Use, and supports use of the property as a Memorial Park as described above and in Article I, Section A of this covenant.

**NOW, THEREFORE, the Declarant hereby declares that all of the Property described in Exhibit "A" shall be held, mortgaged, transferred, sold, conveyed, leased, occupied and used subordinate and**



The foregoing instrument was acknowledged before me, by THE I'ON COMPANY, LLC, by Vincent G. Graham, its Manager, this 4<sup>th</sup> day of June, 2015.

Pamela A. Martin (SEAL)  
Notary Public for SOUTH CAROLINA  
My commission expires: 8/28/18

**EXHIBIT A**

**ALL that lot, piece, or parcel of land, situate, lying and being in the Town of Mt. Pleasant, in the County of Charleston and State of South Carolina shown and designated as CV-9 Civic, Phase 9, I'On, on a plat prepared by Thomas & Hutton Engineering Company and entitled "FINAL SUBDIVISION PLAT OF PHASE 9 I'ON OWNED BY: THE I'ON COMPANY, LLC " dated October 26, 2006 recorded in the RMC Office for Charleston County, SC in Plat Book EK, Page 180-181, said lot having such size, shape, location, buttings and boundings as are shown on said plat.**

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