

IV. DESCRIPTION OF THE CONDOMINIUM

A. Description of the Land. The land on which the buildings and other improvements are located is in the County of Greenville, State of South Carolina, and is described in Exhibit "A" and constitutes the land being hereby subjected to the Act.

B. Description of the Buildings and Other Improvements. The Sugar Creek Villas Horizontal Property Regime will initially consist of seven (7) buildings containing four (4) units each, making a total of twenty-eight (28) units.

The buildings will be constructed with the following:

Foundations - poured in place concrete and brick.

Floor Systems - 1. Ground Floor - 2 x 10 at 16" o.c. or 4" thick concrete slab.

2. Upper Floor - 2 x 10 at 16" o.c.

3. Vinyl and carpet finish.

Walls - 2 x 4 wood stud with cedar siding exterior and gyp board interior.

Ceiling - gyp board painted or spray texture.

Roof - wood rafters with plywood underlayment with 240# asphalt shingles.

Mechanical - total electric with EES certificate.

V. UNIT NUMBER AND PERCENTAGES OF UNDIVIDED INTEREST IN COMMON AREAS.

A. The unit number and maximum percentage of undivided interest in common areas appurtenant to each unit and its owner for all purposes, including voting is set forth in Exhibit "D". Such maximum interest shall be subject to diminution, to accommodate additional stages under the provisions of Article XXVII. Except as provided in Article XXVII, the percentage of undivided interest in the common areas and facilities appurtenant to any unit shall not be changed except with the unanimous consent of all of the unit owners in the condominium project expressed in an amendment to this Declaration duly executed by all such owners and recorded.

B. Such percentages have been established by a value-to-value method by comparing the value of each individual unit against the collective value of all the units.

C. No change in the percentage interests in the common elements may be affected pursuant to additional stages more than seven (7) years after the effective date of this Declaration.

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