

STATE OF SOUTH CAROLINA ) RESTRICTIVE AND PROTECTIVE COVENANTS  
 COUNTY OF GREENVILLE ) FOR SUGAR CREEK SUBDIVISION - MAP 1

These restrictions and projective covenants are applicable to the numbered lots of Map 1 Sugar Creek as recorded in the RMC Office for Greenville County in Plat Book 5D, page 18.

I/ USES PERMITTED AND PROHIBITED

1. All numbered lots shall be used exclusively for single family residential dwellings.
2. No trailer, basement, tent, shack, garage, barn, or other out-building erected upon any lot shall at any time be used as a residence either temporarily or permanently. No structure of a temporary nature shall be used as a residence.
3. No house trailer shall be placed on any lot either temporarily or permanently. Any camping trailer and/or similar equipment used for the personal enjoyment of a resident of a lot shall at all times be parked to the rear of the dwelling and shall not be parked in the front or side thereof. Such equipment shall at all times be neatly stored and positioned to be inconspicuous. No tree houses or play houses shall be erected on any lot unless previously approved in writing by the Architectural Committee.
4. No noxious or offensive activity shall be carried on anywhere on the property subject to these covenants, nor shall anything be done thereon which may be or become a nuisance or menace to the neighborhood. No numbered lot or any part thereof shall be used for any business or commercial purpose or for any public purpose.
5. All fuel oil tanks or containers shall be covered or buried underground consistent with normal safety precautions.
6. Sewerage disposal shall be by municipal or community sewerage system or, if by septic tank, in compliance with the specifications of the State Board of Health.
7. No animals shall be kept, maintained or quartered on any lot except that cats, dogs and caged birds may be kept in reasonable numbers

9899

4328