

FILED
GREENVILLE CO. S. C.

BOOK 1133 PAGE 356

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR SUGAR CREEK VILLAS
CONDOMINIUM AND PATIO HOMES

SEP 15 3 04 PM '80
DONNINA ANKERSLEY
R.H.C.)

WHEREAS, Trendsetter Development Company, Inc., a South Carolina corporation, hereinafter sometimes called "Declarant", is the owner of the property hereinafter described in Exhibit "A" annexed hereto and made a part hereof by reference, and hereinafter called the "Property", and

WHEREAS, Declarant intends to subject a portion of the Property to the Horizontal Property Act of South Carolina to form a condominium regime known as "Sugar Creek Villas Horizontal Property Regime", hereinafter sometimes called "Sugar Creek Villas", on which portion of the property Declarant proposes to construct no more than one hundred forty-four (144) condominium units, and

WHEREAS, Declarant intends to subdivide a portion of the Property into a subdivision of no more than twenty-one (21) patio home lots, and

WHEREAS, Declarant intends to construct a swimming pool, bathhouse and tennis courts and a private street on a portion of the Property, for the use and benefit of the owners of the condominium units and patio home lots, and

WHEREAS, Declarant intends to convey said swimming pool, bathhouse, and tennis courts, and the land on which they are constructed, and the private street to be known as Tananger Circle, to a South Carolina corporation known as "Sugar Creek Villas Recreation Association, Inc.", hereinafter called "Recreation Association", and

WHEREAS, membership in the Recreation Association shall consist of the condominium unit owners and patio home lot owners, and the within covenants, conditions and restrictions are imposed against the Property for the purpose of protecting the value and desirability of said Property, and to insure the systematic, uniform and harmonious operation, repair and maintenance of said swimming pool, bathhouse, tennis courts and private street,

NOW, THEREFORE, Declarant hereby declares that the Property described in Exhibit "A" shall be held, sold and conveyed subject to the following easements, restrictive covenants and conditions, which shall be deemed to run with the land and shall be binding upon Declarant, its successors and assigns, and every person acquiring or owning an interest in the Property, his grantees, heirs, successors and assigns.

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