

## USES PERMITTED AND PROHIBITED

1. All numbered patio home lots and condominium units shall be used only for single family residences, except, however, Sugar Creek Villas Association of Residence Owners, Inc. may allow two or more non-related persons to occupy a condominium unit. Also, Declarant may use one or more units for a sales office and demonstration unit until Declarant has sold all of its units.

2. No business shall be allowed upon the Property, nor any use or practice which is the source of annoyance to residents, or which interferes with the peaceful possession and proper use of the Property by its residents. All parts of the Property shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist.

3. No immoral, improper, offensive or unlawful use shall be made of the Property, nor any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.

4. Declarant may impose other restrictive covenants on the patio home lots.

## ARTICLE II.

## TANANGER CIRCLE

The street known as Tananger Circle shall be a private street, owned in fee simple by Sugar Creek Villas Recreation Association, Inc. Said street shall be a non-exclusive easement for the benefit of unit owners in Sugar Creek Villas Horizontal Property Regime and the owners of the patio home lots, for the purpose of ingress and egress, and for the purpose of maintaining, replacing and repairing of utilities. Said easement shall be permanent, shall be for the benefit of the Property in Sugar Creek Villas Horizontal Property Regime, its unit owners and the owners of patio home lots, their heirs, successors and assigns, and shall run with the property. Tananger Circle is not a public right of way, and will not be maintained by Greenville County, unless it is subsequently dedicated to the public and accepted by the County, according to County standards.

Declarant reserves the right to use Tananger Circle for ingress and egress to the Property for construction of condominium units and patio homes.