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BOOK 1151 PAGE 297

JOHNIE STANKERSLEY

STATE OF SOUTH CAROLINA R.M.C. )  
COUNTY OF GREENVILLE )  
DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR  
PATIO HOMES AT SUGAR CREEK VILLAS

THIS DECLARATION, made on the date hereinafter set forth by TRENDSETTER DEVELOPMENT COMPANY, INC., a South Carolina corporation of Greenville, Greenville County, South Carolina, hereinafter referred to as "Declarant".

W I T N E S S E T H:

WHEREAS, Declarant is the owner of certain property in Greenville, County of Greenville, State of South Carolina, which is more particularly described as:

ALL those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a survey entitled "Sugar Creek Villas", dated September 10, 1980, prepared by C. O. Riddle, R.L.S., and recorded in the RMC Office for Greenville County in Plat Book 7-X, at Page 79 and being known and designated as Lots 47 through 57 inclusive of the Patio Home Lots shown thereon.

NOW, THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having the right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

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 outbuildings 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, motor home, boat and/or similar equipment used for the personal enjoyment of a resident of a lot shall be parked or stored in the

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