

The Declarant will elect whether or not to proceed with each stage of development within seven (7) years from the date of this Declaration.

Exhibit "D" is a chart showing the percentage interest in the common elements of each original unit owner, and the method of computing the percentage interest at each stage of development.

Declarant reserves the right to construct the buildings in the various stages in such order as it deems advisable, regardless of whether the units have consecutive numbers or not.

Declarant proposes to construct within two (2) years from the date of this Declaration, a swimming pool, bathhouse, and tennis courts on the property identified on Exhibit "B" as "Property of Sugar Creek Villas Recreation Association, Inc." The streets shown on Exhibit "B" as Goldfinch Circle, Skylark Circle, Sparrow Hawk Court, Bluebird Lane and Tananger Court are private streets within Sugar Creek Villas Horizontal Property Regime as permanent, exclusive easements for the unit owners in Sugar Creek Villas Horizontal Property Regime. Also, the street shown on Exhibit "B" 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. The costs of constructing said swimming pool, bathhouse, tennis courts and Tananger Circle shall be borne by Declarant. Declarant shall convey said property identified as "Property of Sugar Creek Villas Recreation Association, Inc." and said improvements, and said Tananger Circle, to a South Carolina corporation, known as "Sugar Creek Villas Recreation Association, Inc." Said property, improvements and Tananger Circle shall be free and clear of liens and encumbrances. Said corporation shall own and operate said property for the benefit of the unit owners of the within Sugar Creek Villas Horizontal Property Regime and the owners of the patio home lots identified on Exhibit "B" as "patio home lots".