

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR PATIO HOMES AT
SUGAR CREEK VILLAS (Lots 37 through 46,
inclusive)

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, amended February 24, 1981, August 25, 1981, and January 21, 1982, prepared by C. O. Riddle, R.L.S., and recorded in the R.M.C. Office for Greenville County in Plat Book 8-P at Page 54, and being known and designated as Lots 37 through 46, 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 easements, restrictions, covenants and conditions which are more fully set out in Declaration of Covenants, Conditions and Restrictions for Patio Homes at Sugar Creek Villas recorded August 28, 1981, in the R.M.C. Office for Greenville County in Deed Volume 1154 at Page 297, the same being made a part hereof and incorporated by reference, 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.

IN WITNESS WHEREOF, the said Declarant has caused this instrument to be executed this 22 day of January, 1982.

IN THE PRESENCE OF:

Joe Rauber
Coyne Burt

TRENDSETTER DEVELOPMENT COMPANY, INC.

BY: John C. Bell (SEAL)

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