

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

RESTRICTIVE AND PROTECTIVE COVENANTS
 FOR SUGAR CREEK SUBDIVISION
 Map 2, Section III

These restrictions and protective covenants are applicable to the numbered lots of Map 2, Section III, of Sugar Creek, as recorded in the RMC Office for Greenville County in Plat Book 9-W at Page 63.

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 and/or similar equipment, used for the personal enjoyment of a resident of a lot, shall at all times be parked to the rear of the dwelling and shall not be parked in the front or side thereof. Such equipment shall at all times be neatly stored and positioned to be inconspicuous. No tree houses or play houses shall be erected on any lot unless previously approved in writing by the Architectural Committee.
4. No noxious or offensive activity shall be carried on anywhere on the property subject to these covenants, nor shall anything be done thereon which may be or become a nuisance or menace to the neighborhood. No numbered lot or any part thereof shall be used for any business or commercial purpose.
5. No animals shall be kept, maintained or quartered on any lots except that cats, dogs, and caged birds may be kept in reasonable numbers as pets for the pleasure of the occupants.
6. The total area of all driveways shall be paved by plant mix concrete or asphalt.
7. Nothing herein contained shall be construed to prevent the developers, Cothran & Darby Builders, Inc. and M. G. Proffitt, Inc., or their successors and assigns from maintaining temporary sales offices and storage on any lot while the subdivision is in the process of being developed and houses under construction within the development.

II/ SETBACKS, LOCATION AND SIZE OF IMPROVEMENTS AND LOTS

1. No building shall be erected on any lot nearer to the front lot line than the building setback line as shown on the recorded Plat. No residence shall be nearer to any side lot than a distance equal to 10% of the width of the lot measured at the building setback line.
2. No lot shall be recut without first obtaining the written permission of the Architectural Committee created under Article III hereof.
3. Nothing herein contained shall be construed to prohibit the use of more than one lot or of portions of one or more lots as a single residential unit, provided, written approval thereof shall first be obtained from the Architectural Committee and, provided further, said site faces as required by these restrictions and the recorded plat.
4. Two thousand (2,000) square feet shall be the minimum floor space required on all numbered lots in Map 2, Section III, of Sugar Creek. In calculating the minimum floor space, the Architectural Committee may, within its sole discretion, give credit for one-half (1/2) of the total space in an enclosed garage, storage room, and porches under roof.

CONTINUED ON NEXT PAGE

1.3.01

2025-10-27