

STATE OF NORTH CAROLINA

COUNTY OF PENDER

DECLARATIONS OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned are the owners of all of the interest and equity in that certain real property shown on a map of the Charles Highsmith Division and recorded in Map Book 22, at Page 72, of the Pender County Registry; and it is the desire of the undersigned, developers of said real property to establish certain restrictions upon said real property for the benefit of those purchasing tracts and lots therein;

NOW THEREFORE the undersigned do hereby covenant, agree, and declare to and with all persons, firms or corporation now owning or hereafter acquiring any property shown on said map recorded in Map Book 22, at Page 72 of the Pender County Registry that all of said tracts in said division are hereby imposed with and hereby made subject to the following descriptions as to the use thereof, running with the land by whomsoever owned, to wit:

1. All tracts in this division shall be used for residential purposes only. However, nothing contained herein shall prevent a professional person from practicing his profession in his/her home.

2. All dwelling built or placed on this property will have a minimum of 1100 heated feet. When a home is built or placed here on any tract it must meet current county building codes.

3. No tract can have more than one (1) home built or placed on a single tract and no tract can be sub-divided into parcels less than three (3) acres.

4. Mobile homes, single or double wide, will not be permitted on any tract on a permanent basis. However, a mobile home can be used as a temporary dwelling not to exceed twelve (12) months during construction of a new home.

5. All septic systems must be approved by the Pender County Health Department.

6. No junk, scrap, vessels, boats, vehicles or debris of any kind shall be kept, or located on any tract.

7. All homes and outbuildings shall be maintained and kept in an orderly and neat fashion.

8. Commercial livestock operations will not be permitted. However, hooped animals may be located on said property but the