

## LEGACY LAKES

### GOLF COURSE LOT RESTRICTIONS

The following excerpts are taken from the Master Declaration of Covenants, Conditions and Restrictions For Legacy Lakes (the "Master Declaration") which were recorded on July 10, 2007 in Book 3263 Page 324-388 in the Moore County Register of Deeds.

- "Conservation Buffer Area" is defined as a 30 foot strip of land that extends into the Lot from the boundary line it shares with the golf course. See attached plat map where the Conservation Buffer Area is crosshatched in green.
- "Rear Yard Area" is defined as a 20 foot strip of land that extends further into the Lot from where the Conservation Buffer Area ends. See attached plat map where the Rear Yard Area is crosshatched in red.
- Together the Conservation Buffer Area and the Rear Yard Area extend into the Lot 50 feet from the golf course property line.
- The following items are prohibited in the Conservation Buffer Area: structures of any kind, decks, patios, gazebos, driveways, in ground or above ground swimming pools, hot tubs, saunas, tennis courts, grills, swing sets, sandboxes or other playground equipment, furniture or lawn furniture, dog runs, animal pens or cages, hammocks, fences, walls, row or hedge planting or other landscaping, campers, tents, RV's, boats, trailers, cars, or any other type of vehicle.
- All of the items above are also prohibited in the Rear Yard Area except for: hammocks, grills, tasteful furniture or lawn furniture, patios, and minor landscaping and ornamental shrubbery (but in no event may any type of hedge or row planting be planted or permitted in the Rear Yard Area).

- Trees with a diameter of 5 inches or more may not be removed from the Conservation Buffer Area. If a tree has been struck by lightning and/or is “dead” or in danger of falling it may be removed.
- Within the Conservation Buffer Area, the golf course has the following easements: (i) a cart path easement for use by players, patrons, customers, and employees; (ii) an irrigation system easement, to include irrigation lines, irrigation heads, related irrigation equipment and related electrical lines; (iii) an easement for the golfers to retrieve balls that have landed in the Conservation Buffer Area; and (iv) an easement allowing maintenance employees of the golf course for the purposes of (but not the obligation) maintaining the appearance of the Conservation Buffer Area.
- Except for the golf course improvements, the homeowner shall be responsible for maintaining the homeowner’s property that lies within the Conservation Buffer Area and the Rear Yard Area.
- The golf course shall be responsible for maintaining the golf course improvements within the Conservation Buffer Area including, but not limited to, irrigation lines, irrigation heads, related irrigation equipment and related electrical lines in good condition and repair; and the scope of the easements allow for such maintenance, repair and replacement.
- The excerpts and information provided in this document are for informational purposes only and are meant to aid potential buyers of Lots that share a property line with the golf course. There are many additional covenants and restrictions affecting the Lot which can be found in the Master Declaration of Covenants, Conditions and Restrictions for Legacy Lakes and the Eight Amendments to the Master Declaration. It is highly recommended that the Master Declaration and Eight Amendments are also fully reviewed prior to making an offer.
- If there are any discrepancies between this document and the Master Declaration and Amendments, the Master Declaration and Amendments shall control.

I hereby acknowledge and understand the above:

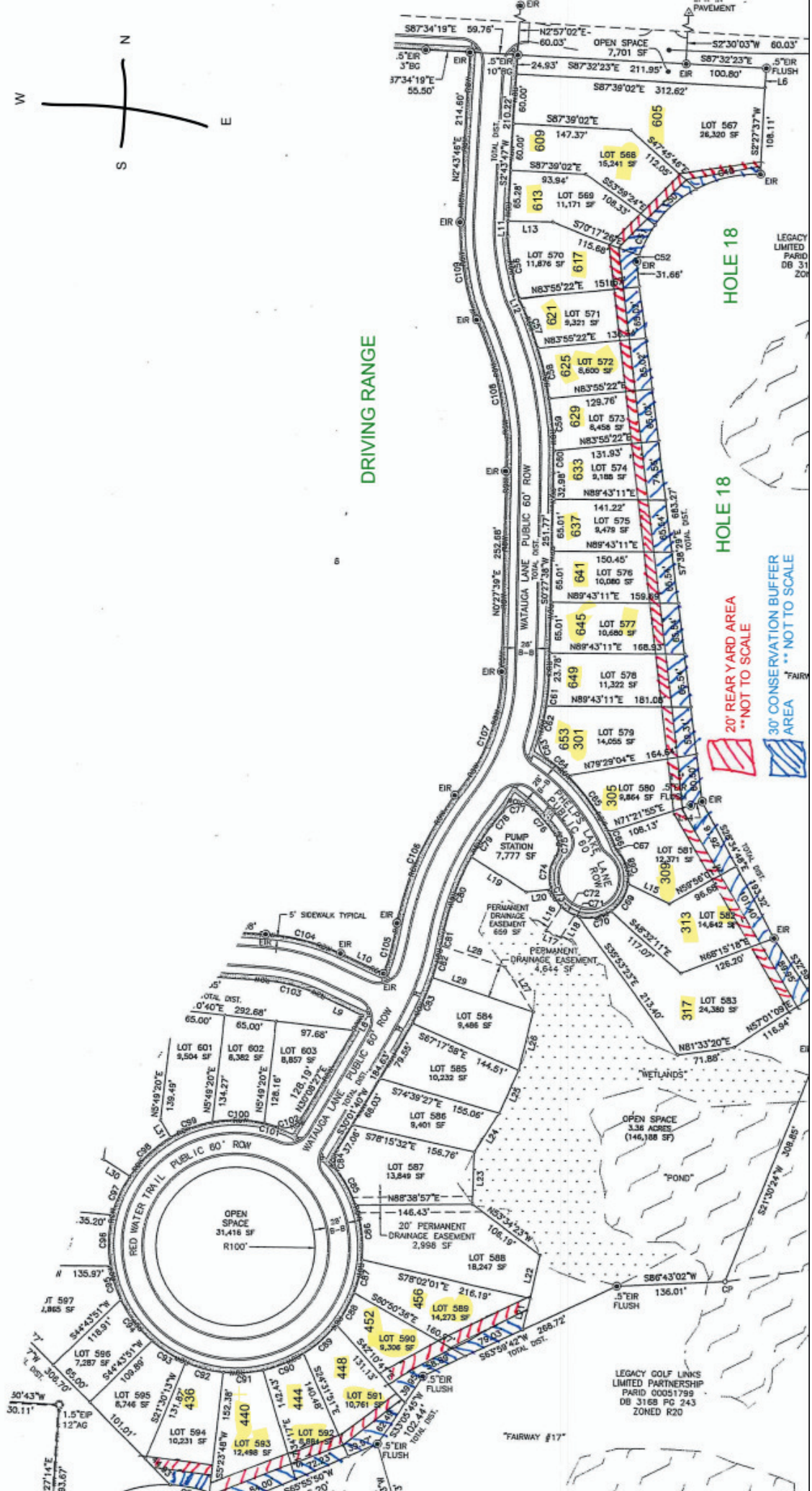
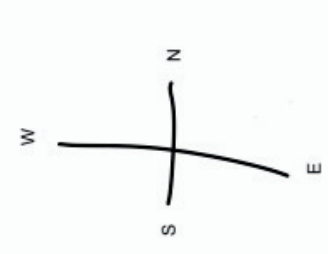
X\_\_\_\_\_

X\_\_\_\_\_

TO ABERDEEN

HWY 501

TO LAURINBURG



DRIVING RANGE

HOLE 18

HOLE 18

20' REAR YARD AREA

30' CONSERVATION BUFFER AREA

\*\*NOT TO SCALE

AREA \*\*NOT TO SCALE

LEGACY GOLF LINKS PARTNERSHIP  
 PARCEL 00051799  
 DB 3168 PO 243  
 ZONED R20

FAIRWAY #17

LEGACY LIMITED PARTNERSHIP DB 06 31 204

FAIRWAY

WATER

WATER

WATER

WATER

WATER

WATER

WATER

WATER

WATER

WATER

WATER



