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11-06-2020

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NEW HANOVER COUNTY, NC

TAMMY THEUSCH BEASLEY

REGISTER OF DEEDS

NC FEE \$62.00

DECLARATION OF
COVENANTS

RETURN TO: COASTAL LAND DESIGN

**DECLARATION OF COVENANTS, RESTRICTIONS, PROPERTY OWNERS
ASSOCIATION AND LIMITATIONS RUNNING WITH THE LAND
FOR PRESERVATION POINT SUBDIVISION**

THIS DECLARATION OF COVENANTS, RESTRICTIONS, PROPERTY OWNERS ASSOCIATION AND LIMITATIONS FOR PRESERVATION POINT SUBDIVISION, made and published this 5 day of November, 2020 by PRESERVATION POINT PARTNERS, LLC (hereinafter, "Declarant"), hereafter referred to together with its successors-in-title who come to stand in the same relation to the property as its predecessor did as "Declarant".

WHEREAS, it is the intent of Declarant to establish a general plan and uniform scheme of development and improvement of the upon referenced property; and

WHEREAS, Declarant wishes to provide for the preservation and enhancement of property values, amenities and opportunity within the property in order to contribute to the personal and general health, safety and welfare of the property Owners and residents therein and do maintain the land and improvements therein, and to this end wish to subject the Property to the covenants, restrictions, Owners association, easements, reservations, assessments, charges, liens and other provisions hereinafter set forth;

NOW THEREFORE, for and in consideration of the premises and of the benefits to be derived by Preservation Point Subdivision and each and every subsequent Owner of any of the parcels and numbered lots in said development, Declarant does hereby set up, establish, promulgate and declare the following to apply to all of said parcels, numbered lots, marina and boat dock slips and to all persons owning said parcels or numbered lots or any of them, hereafter. These covenants shall become effective immediately and run with the land and shall be binding on all persons claiming under and through PRESERVATION POINT PARTNERS, LLC, their heirs, successors, successor-in-title and assigns, and Preservation Point Subdivision, to-wit:

**ARTICLE ONE
DEFINITIONS**

The following terms, as used in this Declaration, shall have the following meanings:

- 1.1 DECLARANT shall mean PRESERVATION POINT PARTNERS, LLC, or any successor, successor-in-title, or assign who takes title to any portion of the property described on Exhibits "A" and who is designated as the Declarant in a recorded instrument executed by the immediately preceding Declarant.
- 1.2 PARCEL AND LOT shall mean and refer those Lots surveyed, platted and recorded as shown in Plat Book 68, Page 390-401, New Hanover County records, incorporated herein by reference and made a part hereof, as specified in Exhibit "A", being attached hereto and incorporated herein.
- 1.3 OWNER shall mean and refer to the record Owner, whether one or more persons or entities, of any Lot or parcel which is a part of this declaration, including contract sellers and Declarant. Owner shall not include a mortgage holder unless and until such mortgage holder has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.
- 1.4 ASSOCIATION shall mean and refer to Preservation Point Property Owners Association, Inc., its successors and assigns.

- 1.5 BOARD shall mean and refer to the Board of Directors of Preservation Point Property Owners Association, Inc., its successors and assigns.
- 1.6 PROPERTY shall mean that real estate which is submitted to this Declaration as described on the plats of survey above referenced and as specified in Exhibit "A" hereof.
- 1.7 ARC shall mean and refer to the Architectural Review Committee. The ARC will review and approve all construction plans, monitor construction and randomly conduct quality inspections throughout the community.
- 1.8 ACC Checklist shall refer to the Architectural Control Checklist. The ACC Checklist must be completed and submitted to the ARC or Association prior to the commencement of any construction.
- 1.9 HOMES shall refer to houses within the Property.
- 1.10 COMMUNITY WIDE STANDARD shall refer to the standard for which the home design and construction shall be measured by prior to approved and manner in which the Property shall be mowed and landscaped.
- 1.11 IMPACT FEE shall refer to the amount due prior to construction commencement.
- 1.12 PRIVATE ROAD shall refer to the road running through the community.
- 1.13 TOWNHOME PADS shall refer to Lots 124 through 132.
- 1.14 TOWNHOMES shall refer to the individual Townhomes that can be built upon the Townhome Pad Lots.
- 1.15 PRIVATE BOAT SLIP shall refer to those slips in the Common Property that are privately owned by individual Lot Owners.
- 1.16 COMMUNITY SLIP shall refer to those slips in the Common Property that may be used by all Property Owners.
- 1.17 DOCKS shall refer to all the slips constructed on the Cape Fear River.
- 1.18 BOARDWALK shall refer to the ten foot wide boardwalk constructed over the marsh to access the Island and Docks.
- 1.19 ISLAND shall refer to Sans Souci Island, the 7 acre island located between the Property and the Cape Fear River, that shall be owned by the Association.
- 1.20 UTV shall refer to the all-terrain vehicle supplied to the New Hanover County Fire Department by the Declarant for access to the Boardwalk, Island and Docks.
- 1.21 COMMON PROPERTY shall mean any and all real and personal property and easements and other interests therein, together with any facilities and improvements located thereon, now owned by the Declarant and hereafter owned by the Association for the common use and enjoyment of the Owners, including, without limitation, the dock, boat slips, pavilion, observation deck, fire pits, etc., located upon the Property, all of which are located at or upon the Property. Common Property includes but is not limited to the portions of the property described as roads, access easements, and Common Property, as shown on that certain plat of survey as recorded in Plat Book 68, Page 390-401, New Hanover County, NC records.
- 1.22 THE CLUBHOUSE unless otherwise specified, references to the Clubhouse shall refer to the Clubhouse building, property and grounds, pool, island, boardwalk and common slips.

- 1.23 PRIVATE EVENT FEE shall refer to the monetary value placed, by Declarant, on renting the Clubhouse for private events.
- 1.24 DEVELOPER shall mean PRESERVATION POINT PARTNERS, LLC, its heirs and assigns.

**ARTICLE TWO
PROPERTY SUBJECT TO THIS DECLARATION**

- 2.1 EXISTING PROPERTY. The initial property subject to this Declaration upon the recordation hereof in the County public records, are the Property, said property being described on the plat of survey referenced herein and as specified in Exhibit "A".

**ARTICLE THREE
USE RESTRICTIONS**

- 3.1 SUBDIVISION OF LOTS. No Lot shall be subdivided after conveyed by Declarant.
- 3.2 COMMERCIAL ACTIVITY. No Lot shall be used for any commercial activity or business.
- 3.3 CONSTRUCTION OF HOMES. All structures must be completed within 12 months from the date construction begins.
- 3.4 GARAGES. Each residence shall have at least a 2 car garage and single garage doors are preferred. Decorative trellis, roof accents and carriage style doors are recommended and will be taken into consideration when approving home plans. The minimum width for a single two-door garage shall be 16 feet.
 - (a) Detached garages may be approved by the ARC.
- 3.5 FENCES. Fences must be constructed of iron, aluminum or wood and black or bronze is preferred. All fences must be approved by the Association. No chain link or barbed wire fences allowed and the height of the fence may not exceed five feet in height. Setbacks for fencing shall be determined by the ARC.
 - (a) Privacy fences must be approved by the ARC.
- 3.6 LANDSCAPING. A landscaping plan must be submitted to the ARC with your home plans. A reasonable amount of landscaping must be performed, and the amount of landscaping that shall be completed, will be determined by the ARC.
 - (b) Each lot shall be maintained in a neat and attractive condition at all times.
 - (c) All lots are required to have sod installed in the front, side and rear yards. It is required to sod and irrigate to the back of the curb on any adjoining streets, including corner lots which face two streets. Irrigation lines shall run under sidewalks to include easements and right of ways.
 - (d) The ARC shall approve all mulch materials to include, but limited too; Pine Straw, Shredded Hardwood and Crushed Brick. Mulch shall be replaced/renewed regularly, but no less than one time annually.
 - (e) Landscaping, must be completed prior to the Lot Owner receiving their Certificate of Occupancy (C.O.).
 - (f) Every Lot is required to have lawn irrigation.

- (g) Non-invasive plantings or grasses are to be utilized and evergreens shall be included in the landscaping plan.
- 3.7 EXTERIOR LIGHTING. Exterior lighting is encouraged to enhance the landscape and residence, but it shall not infringe upon the adjacent Lot Owner. Bulbs that create a glare or a nuisance are not permitted.
- 3.8 PONDS AND WATER FLOW. No building of ponds, redirection or restriction of water flow in any creek, stream, branch, or spring is permitted. Maintenance of existing ponds, creeks, streams, branches, or springs is allowed.
- 3.9 LAND DISTURBING ACTIVITIES. No mining, quarrying, drilling, or other such land disturbing activities shall be permitted on any portion of said property, provided, however, land disturbing activities as necessary for construction of road, trails, utility lines, house sites, driveways, septic tanks and drain fields shall be permitted so long as all disturbances for any and all such land disturbing activities are done in an environmentally sound manner with minimal impact on the sensitive water environment and resources including but not limited to (i) the construction and maintenance of all sedimentation fences, etc. necessary to prevent all sedimentation, siltation, erosion, etc. from entering into the said streams, branches and/or springs and (ii) taking all steps necessary to prevent chemicals and/or other pollutants from entering into the said streams and/or branches.
- 3.10 CUTTING OF TREES. Lot Owners shall make every effort to maintain as much of the natural tree canopy as possible. Cutting for views must be approved by the Declarant or the Association and Lot Owners shall only remove 10 percent of the trees on their Lot without the prior written consent of the Association. Furthermore, no tree with a diameter of 8 inches or larger may be removed without the consent of the Association.
- (a) No trees may be cut on individual Lots without prior approval of the Declarant or ARC unless home construction plans have been approved.
- (b) All trees cut must be removed from said Lot immediately.
- 3.11 ANTENNAS AND SATELLITE DISHES. No large antenna or satellite dishes of more than 18 inches in diameter are permitted.
- 3.12 EROSION CONTROL. Owners must construct erosion control methods such as siltation fences and/or screens, etc. during the home building process.
- 3.13 NOISES. No loud or obnoxious noise, including but not limited to, incessant dog barking, loud external engines or sirens, shall be permitted.
- 3.14 SIGNS. No advertising signs of any manner shall be permitted except during the 12 months of construction. During construction, one sign may be placed on the Lot advertising the construction company's name. This sign shall not exceed 24 inches by 24 inches in size and shall be removed at the completion of the home. No more than one sign may be placed on a Lot at a time without written approval of the Association. Construction signs shall not be placed upon a Lot until construction commences.
- 3.15 FOR SALE SIGNS AND REAL ESTATE AGENTS. No For Sale signs shall be placed on a Lot within the first 90 days of purchasing said Lot, or until such time as eighty percent of the Property has been conveyed by Declarant, or until the Declarant turns over control of the Association, or three years from the recording of this Declaration, whichever occurs first. For Sale signs shall not exceed 18 inches by 18 inches in size and shall be constructed in the same manner and color as the original Lot sign. The For Sale sign must be attached to the original Lot post or attached to a new 4x4 wood post at the front of the Lot. The post may not exceed 5 feet in height and only one sign permitted per Lot. No generic For Sale signs or signs attached to metal posts shall be permitted.

- (a) For-sale signs are not permitted within the Property, except for Declarant signs, after the grand opening for a period of one year on the weekends the Declarant conducts marketing events or new Lot releases. This shall be in effect during the first year only, and the number of events shall not exceed four such weekends during this one year period.
 - (b) No Open Houses shall be permitted after the grand opening for a period of one year on the weekends that the Declarant conducts marketing events or new Lot releases. This shall be in effect during the first year only, and the number of events shall not exceed four such weekends during this one year period.
 - (c) The Declarant or Association reserves the right to restrict or prohibit brokers, real estate agents or associates from entering the Property if rules and regulations are not observed.
 - (d) No signs shall be placed at the entrance of the property.
 - (e) The entrance gate code shall not be made public nor given out without the Association's approval.
 - (f) All prospective clients must be accompanied by a licensed real estate agent as they enter the Property. No persons shall be granted access to the Property without written permission, or without being accompanied by the Property Owner or their licensed agent.
 - (g) It is the responsibility of the existing Property Owner to notify the Association of the intent to sell their Lot and to supply the Association with the new Property Owners contact information.
- 3.16 PROPANE TANKS. Propane tanks are not permitted.
- 3.17 SEWAGE DISPOSAL. All Lots shall be serviced by municipal sewer system.
- 3.18 WATER. All Lots shall be serviced by public water. No individual wells permitted unless otherwise approved by the ARC for irrigation purposes.
- 3.19 TEMPORARY STRUCTURES. No structure of a temporary character, such as a basement, trailer, tent, shed, shack, garage, barn or other outbuilding will be used on any Lot at any time as a residence whether temporarily or permanently.
- 3.20 MANUFACTURED HOME OR MOBILE HOME. No manufactured home or mobile home of any type shall be used or located on any Lot at any time whether temporarily or permanently.
- 3.21 RESIDENTIAL USE. There shall be only one single family, private, residential home per parcel or Lot. No further subdivision of parcels or Lots shall be allowed. No residence may be used as a school, church, kindergarten, or business/commercial enterprise of any type and no such activity shall take place on any parcel or Lot whether temporarily or permanently. No accumulation of discarded personal effects, debris, waste or garbage shall be permitted on any Lot at any time.
- 3.22 CLOTHESLINES. No clotheslines or outside drying area shall be located on any parcel or Lot.
- 3.23 GARBAGE AND TRASH CONTAINERS. No parcel or Lot shall be used or maintained as a dumping ground for rubbish, trash, or other waste. All trash, garbage and other waste shall be kept in sanitary containers except as required during trash connection.
- 3.24 PETS. No animals, livestock, cattle, goats, pigs or poultry shall be raised, bred, kept or maintained on any parcel or Lot, except that dogs, cats, or other ordinary household pets

may be kept, provided that they are not kept, bred or maintained for commercial purposes. No pet shall be permitted outside the boundaries of the Owners Lot unless accompanied by their Owners and all dogs must be on a leash.

- 3.25 CAMPING. Camping shall not be permitted.
- 3.26 RECREATIONAL VEHICLES. No recreational vehicle ("RV") shall be used on a Lot as temporary or permanent residence, nor shall recreational vehicles be parked on subdivision roads within the development.
- 3.27 NUISANCES. No Lot shall be used in whole or in part for any illegal activity or for the storage of rubbish of any character whatsoever or for the storage of any property or thing that will cause such Lot to appear in any unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept upon any Lot that will emit foul or obnoxious odors or that will cause any noise that will or might disturb the peace, quiet, comfort, or serenity of the occupants of surrounding property.
- (a) No automobiles, trucks or other motor vehicles may be parked on the subdivision roads or in the cul-de-sacs for overnight purposes.
- (b) No automobiles, trucks, or other motor vehicles without a current year license tag may be placed or allowed to remain on the Property.
- (c) No trail bikes, three and/or multi wheelers, dune buggies, or other externally mounted engine vehicles shall be permitted in the development, including the Common Property, except for ingress and egress.
- (d) Golf carts and small utility vehicles shall be permitted; however, all such vehicles shall be properly muffled so as not to disturb occupants of the surrounding property and must not be an annoyance to others.
- 3.28 TOWERS. No towers, of any kind, shall be erected.
- 3.29 LEASES. All rentals or lease shall be for a minimum of ninety days in duration unless a lease for a shorter amount of time is approved by the Association. All leases must be in writing.
- (a) Lot Owners are fully responsible for their tenants and must give written notice to the Association of their intent to lease or rent their property in advance.
- (b) Property Owners may not lease their property if their tenants do not abide by the rules set forth in this section, or if the Property Owner is delinquent in their home owner dues, or if they are not in good standing with the Association.
- (c) The Association may implement a rental fee to be paid directly to the POA if renting your property is an expense to the POA, for example; extra cleaning in the common areas, garbage collection, etc.
- 3.30 BOATS AND BOAT TRAILERS. Boats and boat trailers may not be stored upon a Lot.
- 3.31 CAMPERS AND TRAILERS. Campers or utility trailers may not be stored on a Lot. At no time may a work trailer, camper or RV be placed up on a Lot during or after construction.
- 3.32 COMMON PROPERTY. There shall be no obstruction of the Common Property, nor shall anything be kept, parked or stored on any part of the Common Property without prior written consent of the Association, except as specifically provided herein. This includes, but is not limited to, parking in any of the roadways or streets that serve the subdivision, or the cul-de-sacs, or the Common Property.

- (a) Neither the Declarant nor the Association shall be liable for any damage or injury resulting from such use of the Common Property to the extent permitted by law.
- 3.32 PRIVATE SLIPS. Private Slips shall be used solely by the Property Owner on record or their guests. Private Slips shall be conveyed with the Lot upon transfer of title of that individual Lot.
- (a) Marsh front Lots shall not be able to apply for a private pier or dock. The rights to such docks were given away by the Developer in order to permit the communities marina and boat slips.
- (b) Private Slips may be purchased by Lot Owners only. Community Slips may be enjoyed by everyone within the Property.

ARTICLE FOUR BUILDING REQUIREMENTS

- 4.1 MINIMUM BUILDING REQUIREMENTS. The following shall be minimum requirements for construction of any improvement on any Lot. All construction plans shall be approved by the Architectural Review Committee ("ARC").
- (a) Home Size. All Lots are required to have at least 1,400 square feet footprint. Two story homes are required to have at least 1,800 square feet footprint. The square footage of the footprint shall include all heated, livable areas excluding garages and porches.
- (b) River Lot. All homes on the Lots along the marsh on the Cape Fear River (Lots 61 through 82) must consist of two levels. One level home design may be considered and approved if the architectural theme of the home has similar characteristic as other homes along the river; such as elevated roof line and heightened pitch, height of home, size and style. Community Wide Standard will be taken into consideration.
- (c) ARC. The ARC shall have the right to deny home plans at their sole discretion and may ask for revisions, or a totally new set of plans if they deem the construction of the home would not be suitable for the community.
- (d) Construction. All homes must be site-built. No system built homes permitted.
- (e) Exterior. All homes shall have fiber cement lap siding, board and batten, shake, wood, rock or stucco. A combination of brick mixed with any of approved sides may be permitted with ARC approval. No vinyl or aluminum siding permitted.
- (f) Uniformity. No two homes shall be constructed alike that are adjacent to each other. The ARC shall take this into consideration when approving home plans of adjacent Lots.
- (g) Color. The ARC shall attempt to keep the exterior color schemes in harmony with the natural surroundings, and thus keeping a strong emphasis on earth tones. No bright or unusual colors shall be permitted.
- (h) Staining and Painting. Staining and/or painting of all exterior surfaces or other such improvements shall be adequately done by Lot Owner as needed or at least once every ten years.
- (i) Roof Pitch. Roof pitch shall at be at least an 8/12 pitch, but variances may be granted based on overall architectural detailing of the design. Community Wide Standard will be taken into consideration when approving home plans.
- (j) Roof Material. Architectural/Dimensional roofing shingles, standing seam metal, clay tiles, slate, copper, wood shingles and shakes permitted. The ARC shall review

and permit other styles when the architectural style deems necessary.

- (k) Gutters. Gutters must direct storm water to the approved basins to prevent erosion. Water emitted from downspouts shall not be permitted to drain onto adjoining Lots or into the Common Areas.
- (l) Driveways. All driveways and parking areas shall have a hard surface constructed of either concrete, asphalt or pavers. Driveways shall not be constructed without prior approval of the Declarant or ARC. Driveways must be completed prior to receiving the Completion of Occupancy.
- (m) Mailboxes. Central mailbox units will serve the Property.
- (n) Buildings Location. All buildings must meet local building codes and setback requirements.
- (o) Foundations. All home foundations shall be finished with stone, stucco, oyster shell, brick or be built of split-face block. No exposed block shall be permitted either on the side of the home, under decks or porches. All retaining walls shall be constructed of cement or cement blocks and finished to the same standards. No exposed blocks or concrete permitted.
- (p) Utility Lines. All utility lines (including electrical, telephone and cable TV lines) shall be placed underground.
- (q) Property Appearance. The Owner of each Lot, whether vacant or occupied, shall maintain the Lot in a neat and attractive condition.
- (r) Swimming Pools. In ground pools shall be permitted but must have prior approval of the Association or ARC prior to construction. No above ground pools shall be permitted.
- (s) Landscaping. Landscaping shall be completed prior to the Lot Owner receiving their Completion of Occupancy (C.O.).
- (t) Screening. Utility screening is required.
- (u) Irrigation. Lawn irrigation is required.
- (v) Builders. All contractors, builders and subcontractors must be approved by the Association or ARC prior to start of construction. Declarant shall have the sole authority to approve or disapprove of contractors.
 1. The Declarant or Association reserves the right to restrict or deny contractors, sub-contractors or builders from entering or building in the community at their sole discretion.
- (w) Miscellaneous Controls. There shall be no window air conditioning units, no exposed concrete or block walls or any type of lattice material permitted.
- (x) ARC. The ARC shall have the complete authority to deny construction plans, at their sole discretion, if said plans do not represent Community Wide Standard.

- 4.2 PARCEL OR LOT SIZE. Notwithstanding other provisions of these covenants Declarant shall have the right to combine any lots or parcels, or portions of lots or parcels into other lots that are apart of this subdivision, in effect changing the boundary line of the lots so long as the number of resulting lots is no more than shown on the Final Survey for Preservation Point Subdivision and so long as the Lot size meets County, city and local building requirements. However, other than the above exception for Declarant, no residential parcel or Lot shall be subdivided into smaller tracts than the original tract size as shown on the above referenced plats of survey. The

Association does not have any authority to grant variances under this paragraph.

- 4.3 TOWNHOMES. The Townhome section of the Property, as shown on the survey as Lots 124 through 132, shall adhere to similar architectural styles as the rest of the Property. The ARC shall consider Community Wide Standard when approving the designs.
- (a) The Townhome section will have their own separate set of guidelines and restrictions, in addition to adhering to these Declarations. The Declarant shall determine said guidelines prior to construction. Each individual Townhome shall observe the rules and restrictions governing all Common Property.
- (b) Each individual Townhome Pad shall be assessed one Impact Fee prior to construction.
- 4.4 ARCHITECTURAL AND BUILDING CONTROLS. With the specific exception of Declarant, all building plans with regard to exterior color and overall aesthetic appeal must be approved by the Declarant for five years from the date of these covenants provided Declarant still owns a Lot in this subdivision or until Declarant turns this authority over to the Association at an earlier time, at Declarant's sole discretion. Once Declarant no longer has the authority to approve building plans pursuant to this paragraph, they must be approved by a two-thirds vote of the Board of Directors for the Association with regard to exterior color and overall aesthetic appeal. It is the aesthetic goal of this development that all improvements shall be uniform in appearance. All construction shall be in compliance with state and local building codes at all times.
- (a) The standard for approval of building plans shall include, but not be limited to: (i) aesthetic consideration; (ii) materials to be used; (iii) compliance with the standards then in effect at the Property and widely adopted (the "Community-Wide Standard"), this Declaration, or the design standards which may be adopted by the Association or Architectural Review Committee; (iv) harmony with the external design of the existing buildings, lots and structures, and the location in relation to surrounding structures and topography; (v) landscaping plan submitted with plans, and (vi) any other matter deemed to be relevant or appropriate by the ARC.
- (b) Before construction commences, Owners must present two copies of blue line schematic drawings to the ARC and a completed Architectural Control Checklist for approval. Home plan submittals may also be made via email if the necessary information can be provided digitally. The ACC Checklist consists of the following;
- i. Two copies of preliminary site plan disclosing location of all improvements to be placed upon Lot;
 - ii. Two copies of schematic drawings of home, locating improvements on Lot, showing elevation on all four sides, color schemes, building materials, and all site improvements;
 - iii. Colored house plans required;
 - iv. Landscaping and irrigation plans;
 - v. Proof of insurance, builder's risk, errors and omission, liability and workmen's compensation;
 - vi. List of all subcontractors to be used during construction.
- (c) Upon receipt of a completed ACC Checklist, the ARC must respond within thirty days for final approval or give notice of additional time needed. One copy of site plan and schematic drawings will be returned to Owner.
- (d) Property Owners are responsible for agents, employees, contractors and subcontractors.
- (e) For so long as Declarant shall own a Lot in Preservation Point Subdivision, Declarant shall not be required to submit any plans for approval. However, Declarant shall abide by the limitations, controls and restrictions of these Declarations.

- (f) Review and approval of any application pursuant to this Paragraph may be made on any basis, including solely the basis of aesthetic considerations, and the Declarant, Association or ARC shall bear any responsibility for ensuring the design, quality, structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes, zoning regulations and other governmental requirements. Neither the Association, the ARC, the Declarant nor member of any of the foregoing shall be held liable for any injury, damages or loss arising out of the manner, design or quality of approved construction on or modifications to any Lot.
- (g) The ARC shall have the authority and standing, on behalf of the Association, to impose reasonable fines and to pursue all legal and equitable remedies available to enforce the provisions of this Paragraph and its decisions.
 - i. Property owners shall be fined if their contractor fails to comply with the guidelines as set forth. The fee shall not exceed \$1,000 per month.

4.5 COMMUNITY WIDE STANDARD. The following home styles are a few examples of the standard designs to consider when deciding on home plans within the Property. The ARC shall adhere to the Community Wide Standard and permit homes that resemble the architecture character and style shown here.



ARTICLE FIVE
MAINTENANCE OF ROADWAY, IMPROVEMENTS, COMMON PROPERTY

- 5.1 **ROADS.** The roads within Preservation Point Subdivision are and shall remain private roads, and be maintained by the Property Owners Association.
- 5.2 **ROAD REPAIR.** Declarant shall maintain the roads within the Property until Declarant turns road repair over to the Association upon the first Association meeting. Each Lot Owner covenant and agrees to participate and cooperate, on a pro rata basis, in the repair, replacement, maintenance and operation of the Private Roads and to maintain all slopes or other supports on all Lots for purposes of providing lateral support to the Private Road including, but not limited to, costs, repair and expenses. It is expressly acknowledged and understood by the Lot Owners that damage to the subdivision road caused directly by any construction by or other activities of a particular Lot Owner shall be the responsibility of said Owner to repair. Said damage shall include, but not be limited to, that damage caused by irresponsible use of and/or loading on said road during adverse conditions. Declarant shall deed the roads to Association once Declarant conveys all the Lots in the subdivision; provided, however, nothing shall prevent Declarant from deeding the roads at an earlier time at Declarant's sole discretion.
- (a) Upon approval of the ARC of building plans submitted to it, pursuant to section 4.3 above, each Lot Owner shall be required to pay, prior to construction, a \$2,000.00 Impact Fee. Any approval given shall be contingent upon receipt of this fee, whether specified or not in said approval. This fee shall be paid prior to construction on said Lot and no such construction may take place until the fee has been paid to Declarant or the Association. If a Lot Owner fails to pay this fee prior to construction, the Association may file a lien against the Property Owners for the amount owed plus penalties, withdraw any prior approval given, or any other remedies available at law, or in equity. If the Impact Fee has not been paid prior to construction commencement the fee shall be increased to \$2,500.00. The Impact Fee shall increase at \$500.00 increments every fifteen days until the fee has been paid.
- (b) The Lot Owner is still responsible for damage created to the roads by their contractor during construction, and shall be assessed the cost of repair of said damage.
- (c) Lot Owners shall be responsible for damage created to the Property by their contractors and sub-contractors. The amount due for such damage shall be determine by the ARC.
- (d) If contractors do not comply with ARC guidelines, Lot Owners shall be levied a fine, and the fine amount shall be determined by the ARC, but it shall not exceed \$1,000 per month.
- (e) So long as Declarant is responsible for maintaining the subdivision roads, the above Impact Fee shall be used by Declarant to repair roads. Declarant shall keep said fee in an escrow account, and keep an accurate accounting of how the funds were used.
- 5.3 **RESPONSIBILITY.** Owners shall be solely responsible for any repairs, and costs of such repair, for the acts of their guests, invitees, agents or family members for damage to the roads caused by gross negligence, intentional misfeasance of usage in a manner not constituting reasonable, ordinary, everyday or typical use of the roads. All such repair shall be completed in a timely and workmanlike manner.
- 5.4 **MAINTENANCE OF COMMON PROPERTY.** Declarant shall maintain and keep in good repair the Common Property until it is deeded to the Association, at which time the Association shall take title to said property. Thereafter, the Association shall maintain and keep in good repair the Common Property. This maintenance shall include, without limitation, all maintenance, repair, and replacement subject to any insurance then in effect, of all landscaping grass areas, paving, and other improvements,

if any, situated on the Common Property.

- 5.5 MAINTENANCE OF EMERGENCY EQUIPMENT. The Declarant shall provide the New Hanover Fire Department an all-terrain utility vehicle (UTV) to be used in the case of emergency on the Boardwalk, Island or Docks. This UTV shall be stored at the entrance of the Boardwalk in the Fire Department Emergency Equipment Storage Building. The UTV may be used by the Association as a maintenance vehicle.
- (a) It is the responsibility of the Association to keep the vehicle in good repair at all times, and to keep a log book that includes, but not limited to; being started each week, to keep a fully charged battery, checking for adequate tire pressure, changing the oil regularly, checking steering, powertrain and any other potential maintenance issues. The Association shall keep the UTV clean and ready for use.
 - (b) The Association shall maintain and Hydro test the stand pipe and associated lines running on the Boardwalk to the Island and Docks. Hydro testing is required every five years and shall be performed by a licensed, certified testing professional.
 - (c) The Association shall maintain and regularly test the fire extinguishers on the Boardwalk to the Island and Docks. This testing is required every twelve months and shall be performed by licensed, certified testing professional.

ARTICLE SIX EASEMENTS

- 6.1 EASEMENT GRANTS. The following easements are hereby granted and/or reserved over, across, and through the property.
- (a) ROAD INGRESS AND EGRESS. There is hereby granted to all subdivision parcel or Lot Owners, their heirs, successors, and assigns, and to all Owners of the limited Common Property, their heirs, successors, and assigns, a reciprocal easement for ingress and egress across all roadways contained in the subdivision as well as access from the public roads to the subdivision roads.
 - (b) PUBLIC EASEMENTS. Fire, police, health, sanitation, medical, ambulance and other public service personnel and their vehicles have a perpetual, non-exclusive easement of ingress and egress over and across all roadways contained in the subdivision for the performance of their respective duties.
 - (c) GATED ENTRANCE. Preservation Point Subdivision will have a gate across the entrance to the subdivision. Such gate and its use shall be governed by the Association and said gate shall not inhibit, in any way, the peaceful and unfettered enjoyment of the easements described herein.
 - (d) UTILITY EASEMENTS. Declarant does hereby establish for the benefit of, and grant and convey to, the Owner of each Lot, a perpetual, nonexclusive easement appurtenant to each of the other Lots for the purpose of construction, installation, maintenance, repair, replacement, renewing, connecting into and use by such Owner of gas, telephone, power, water, sewer, or other utility lines serving any portion of a Lot within ten feet of the boundary line(s) of any Lot(s), provided there are no buildings or structures constructed in such areas. All such utility lines shall be installed and maintained below the ground level or surface of the Lots (except for such parts thereof that cannot be and are not customarily placed below the surface, such as transformers and control panels, which shall be placed in such location as approved by the Owner of the affected Lot.
 - (e) EMERGENCY EXIT. The gated entrance area by Lot 13 shall be kept closed and locked at all times and only be used during emergencies that restrict access through the main entrance.

ARTICLE SEVEN
PRESERVATION POINT PROPERTY OWNERS ASSOCIATION

- 7.1 MEMBERSHIP. All Lot Owners shall become members of PRESERVATION POINT PROPERTY OWNERS ASSOCIATION, INC. (Association) at time of closing. Each Lot shall have one vote only regardless of whether the Lot is owned by multiple titleholders owning jointly. The Declarant and its successors are all members of the Association until all Lots are sold.
- 7.2 CONTROL BY DEVELOPER. Declarant shall have the absolute authority to control the Association as long as they own at least one Lot. Declarant may relinquish control of the Association earlier in Declarant's sole discretion. Members of the Association, including Declarant after control is relinquished, are entitled to one vote per Lot owned, however, the Declarant shall have one vote for each Lot in the Property, so long as Declarant owns at least one Lot in the Property, and may assign the Declarant rights at their discretion. Declarant may establish by a separate document rules governing the affairs of the Association. Once the Declarant has relinquished control, the Association may amend those rules by a seventy five percent approval, or alternatively establish rules governing said Association with a seventy-five percent approval, if Declarant fails to establish those rules.
- 7.3 MEETING. An Association meeting shall be called and convened each year at some time during the months of July or August after Declarant has relinquished control of the Association. Declarant, or an assigned representative, shall preside as temporary chairman at the first Association meeting and shall serve as the Board of Directors until such time as the Declarant no longer has control or has relinquished control, at which time a special meeting shall be called and a new Board of Directors shall be elected. Written notice of any meeting called shall be sent to all Association members not less than thirty days or more than sixty days in advance of the meeting. At the meetings the presence of members either in person or by proxies entitled to cast fifty percent of all votes shall constitute a quorum. No quorum shall be required for the Declarant to relinquish control of the Association to a newly elected Board.
- (a) The acts approved by a majority of those present at a meeting either in person or by proxies at which a quorum is present shall constitute the acts of the members, except when approval by a greater number of members is required by the Declaration or By-Laws.
- 7.4 For so long as the Declarant, or one of their affiliate companies, owns at least one Lot within the Property, they have the unilateral right to amend said Declarations, Covenants and Restrictions, at their sole discretion.
- 7.5 ASSESSMENTS. The initial annual assessment shall be seventeen hundred and fifty dollars (\$1,750.00) per lot, per year.
- (a) Lot Owners within the Property, by acceptance of a deed, hereby covenants, whether or not it shall be so expressed in such deed, agrees to pay the Association's annual assessments and special assessments subject to the terms set forth and recorded within.
- (b) The annual assessment shall be reviewed by the Association on an annual basis and may be increased, or decreased, as necessary to meet the needs as described herein. Any increase must be approved by a vote of seventy five percent of Lot Owners, once the Declarant has relinquished control of the Association.
- (c) Declarant and later the Association shall keep the Assessment funds in an escrow account, and keep an accurate accounting of how this money was used. Any funds in this escrow account, upon Declarant relinquishing this responsibility to the Association, shall be turned over to the Association.
- (d) Annual assessments are due the 1st day of January of each new calendar year unless

otherwise instructed in writing by the Declarant or Association.

- (e) Each individual Townhome shall be assessed the yearly assessment plus an additional assessment, to be determined at the time of conveyance. This additional assessment shall be for, but limited to; mowing, landscaping, maintenance and utilities.
- (f) The nine Townhome Pads are numbered 124 through 132. Each Townhome Pad shall be able to have up to three individual Townhomes constructed within the Townhome Pad.
- (g) A separate Private Boat Slip Association shall be formed between all the Lot Owners owning Private Boat Slips. Additional yearly dues shall be required for all Lot Owners that own a Private Slip. The additional assessment shall be determined prior to conveyance.
- (h) No Lot(s) within Preservation Point that are owned by the Declarant, or one of their affiliate companies, shall be assessed the yearly dues until said Lot(s) have been sold and conveyed by the Declarant.

7.6 ASSESSMENT PURPOSE. Annual assessments shall be used for road maintenance (all roads), landscaping, entrance gate maintenance, insurance premiums, taxes, utility fees and improvements, maintenance, cleaning and caring of the Common Property regardless of whether the Declarant or the Association owns the Common Property, or other purposes the Declarant or later the ARC desires to use said assessments for that exclusively promote the recreation, health, safety and welfare of the residents in the subdivision; provided, however, the maintenance of Common Property and the payment of the insurance described above shall be given absolute priority over any other use of the Assessments that may be determined by the Association at a later date.

- (a) The annual assessment shall be used to mow the grass in the Common Property a minimum of two times per month during the months of March through November, or as needed, to maintain community appeal and Community Wide Standard.
- (b) The assessment shall also be used for utility bills on the Island and common docks, maintain the boardwalk to the Island and docks and landscape as needed.
- (c) Each Property Owner that owns a private slip shall be responsible for the maintenance of the said slip and shall abide by the governing body that controls the waterway.

7.7 SPECIAL ASSESSMENTS. Special assessments may be made for any lawful purpose by the approval of seventy-five percent of the membership at the meeting once a quorum is established.

7.8 DELINQUENT ASSESSMENTS.

- (a) If the annual or special assessments, or assessments for maintenance of Common Property, are not paid on or before thirty days after the date when due, then such assessment shall become delinquent and shall, together with interest thereon and costs of collection thereof as hereinafter provided, thereupon become a continuing lien on the property which shall bind such property in the hands of the then Owner, his heirs, devisees, personal representatives and assigns. If the Association files a claim of lien on the public records of New Hanover County, against any Lot, a lien fee shall be added to the unpaid assessment and secured by the lien hereby created.
- (b) If the annual assessment is not paid within thirty days after the date when due, the assessment shall bear interest from the date of delinquency at the rate of fifteen percent per annum, or the maximum allowed by law. The Association may bring an action of law against the Owner personally obligated to pay the same, or to foreclose the lien against the property, in the same manner as foreclosure of a

mortgage, and there shall be added to the amount of such assessment interest as provided herein together with the costs of the action and collection of the assessment, including a reasonable attorney's fee and costs and fees on appeal. Reasonable attorney's fees and costs of collection shall be recoverable whether or not suit is brought. In addition, if the annual assessment is not paid within thirty days after the date when due, then the Owner shall lose right to use of the Common Property until such time as assessments are paid in full.

- (c) The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien; however, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessment as to payment which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessment thereafter becoming due or from the lien thereof.
- (d) The Association shall upon demand at any time furnish to any Lot Owner liable for said assessment a certificate in writing and in recordable form, signed by an officer of the Association, setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

7.9 INSURANCE.

- (a) The Declarant shall obtain a public liability policy applicable to the Common Property covering the Association and its members for all damage or injury caused by the negligence of the Association or any of its members or agents in their capacities as such, and, if reasonably available, directors' and officers' liability insurance. The public liability policy shall have a combined single limit of at least one million dollars (\$1,000,000.00). The Association shall be responsible to ensure this policy stays intact once the Common Property is turned over to the Association.
- (b) Insurance coverage obtained by the Association shall be written in the name of the Association, as trustee, for the respective benefitted parties, as further identified in subparagraph (ii) below. Such insurance shall be governed by the provisions hereinafter set forth;
 - (i) All policies shall be written with a company licensed to do business in North Carolina;
 - (ii) Exclusive authority to adjust losses under policies obtained by the Association shall be vested in the Board; provided, however, no Mortgagee having an interest in such losses may be prohibited from participating in the settlement negotiations, if any, related thereto;
 - (iii) In no event shall the insurance coverage obtained and maintained by the Association hereunder be brought into contribution with insurance purchased by individual Lot Owners, occupants, or their Mortgagees, and the insurance carried by the Association shall be primary;
 - (iv) All casualty insurance shall have an inflation guard endorsement and an agreed amount endorsement if these are reasonably available and all insurance policies shall be reviewed annually by one or more qualified persons, at least one of whom must be in the real estate industry and familiar with construction in the County where the property is located;
 - (v) The Association shall be required to make every reasonable effort to secure insurance policies that provide for the following;
 - (1) a waiver of subrogation by the insurer as to any claims against the Association, the Association's manager, the Owners and their respective tenants, servants, agents, and guests;
 - (2) a waiver by the insurer of its rights to repair and reconstruct instead of paying cash;
 - (3) a provision that no policy may be canceled, invalidated, suspended or subjected to non-renewal on account of any one or more individual Owners;

- (4) a provision that no policy may be canceled, invalidated, suspended, or subjected to non-renewal on account of any defect or the conduct of any director, officer, or employee of the Association or its duly authorized manager without prior demand in writing delivered to the Association to cure the defect or to cease the conduct and the allowance of a reasonable time thereafter within which a cure may be effected by the Association, its manager, any Owner or Mortgagee;
 - (5) that any "other insurance" clause in any policy exclude individual Owners' policies from consideration; and
 - (6) that no policy may be canceled or substantially modified or subjected to non-renewal without at least thirty days prior written notice to the Association.
- (c) Each Owner covenants and agrees that in the event of damage and destruction of structures on their Lot(s), Owner shall proceed promptly to repair or to reconstruct the damaged structure in a manner consistent with the original construction or such other plans and specifications as are approved in accordance with this Declaration, unless a determination not to rebuild is made. The Owner shall pay all costs of repair or reconstruction which are not covered by insurance proceeds. In the event that the structure is totally destroyed and a determination is made not to rebuild or to reconstruct, Owner shall clear the Lot of all debris and return it to substantially the natural state in which it existed prior to the beginning of construction and thereafter the Owner shall continue to maintain the Lot in a neat and attractive condition consistent with the Community Wide Standard.

7.10 REPAIR AND RECONSTRUCTION. In the event of damage to or destruction of all or any part of the Common Property as a result of fire or other casualty, unless at least seventy five percent (75%) of the Lot Owners, vote not to proceed with the reconstruction and repair of the structure, the Association or its duly authorized agent shall arrange for and supervise the prompt repair and restoration of the damaged structures.

- (a) Cost Estimates. Immediately after a fire or other casualty causing damage to the Common Property, the Association shall obtain reliable and detailed estimates of the cost of repairing and restoring the structures to substantially the condition which existed before such casualty, allowing for any changes or improvements necessitated by changes in applicable building codes. Such costs may also include professional fees and premiums for such bonds as the Association determines to be necessary.
- (b) Source and Allocation of Proceeds. If the proceeds of insurance are not sufficient to defray the estimated costs of reconstruction and repair, as determined by the Association, or if at any time during the reconstruction and repair or upon completion of reconstruction and repair the funds for the payment of the costs thereof are insufficient, a special assessment shall be made against all of the Lot Owners without the necessity of a vote of the members. If after repair and reconstruction is completed there is a surplus of funds, such funds shall be common funds of the Property to be used as directed by the Association.
- (c) Plans and Specifications. Any and all such reconstruction or repair shall be substantially in accordance with the plans and specifications under which the structures were originally constructed, except where changes are necessary to comply with current applicable building codes or where improvements not in accordance with the original plans and specifications are approved by the Association.
- (d) Construction Fund. The net proceeds of the insurance collected on account of a casualty and the funds collected by the Association from assessments against Lot Owners, if any, on account of such casualty shall constitute a construction fund which shall be disbursed in payment of the cost of reconstruction and repair in the

manner set forth in this Paragraph to be disbursed by the Association in appropriate progress payments to such contractor(s), supplier(s), and personnel performing the work or supplying materials or services for the repair and reconstruction of the buildings as are designated by the Association.

- (e) Damage to or Destruction of Homes on Lots. In the event of damage to or destruction of structures on a Lot, the Owner shall proceed promptly to repair or to reconstruct the damaged structure in a manner consistent with the original construction or such other plans and specifications as are approved in accordance with this Declaration, unless a determination not to rebuild is made by the Lot Owner in cases of substantial damage or destruction. If the structure is substantially destroyed and a determination is made not to rebuild or to reconstruct, the Owner shall clear the Lot of all debris and return it to substantially the natural state in which it existed prior to the beginning of construction, and, thereafter, the Owner shall continue to maintain the Lot in a neat and attractive condition consistent with the Community Wide Standard.
- (f) Tree damage on Lot. Lot Owner(s) shall proceed promptly to remove all damaged or fallen trees or those that have been cut on said Lot.
- 7.11 SALE OF LOTS. Within thirty days after receiving title to a Lot, the purchaser of the Lot shall give the Association written notice of their Ownership of the Lot(s). Upon failure of an Owner to give the required notice within the thirty-day time period provided herein, the Association may levy fines against the Lot and Owner thereof, and assess the Owner for all costs incurred by the Association in determining their identity.
- 7.12 SECURITY. The Declarant or Association may, but shall not be required to, from time to time, provide measures or take actions which directly or indirectly improve safety on the Property; however, each Owner, for himself or herself and his or her tenants, guests, licensees, and invitees, acknowledges and agrees that the Association is not a provider of security and shall have no duty to provide security on the Property. It shall be the responsibility of each Owner to protect his or her person and property and all responsibility to provide security shall lie solely with each Lot Owner. Neither the Declarant nor Association shall be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken.
- 7.13 ESCROW ACCOUNT. All funds collected are required to be held in an escrow account under these covenants.
- 7.14 DECLARANT'S RIGHT TO ASSESSMENTS. So long as Declarant owns and/or maintains the Common Property, Declarant shall have the right to the proceeds collected by the Association from any and all Assessments to pay for the maintenance, taxes and insurance of the Common Property. In the event the Association fails to reimburse or pay, on demand, the Declarant the amounts necessary as set forth above, the Declarant shall have the right, by written notice to each Lot Owner, to instruct that all further Assessments be paid to Declarant in lieu of the Association, and to enforce non-payment of Assessments by Lot Owners in the manner set forth above.

ARTICLE EIGHT PROPERTY RIGHTS IN COMMON PROPERTY

- 8.1 USE OF COMMON PROPERTY. There shall be no obstruction of the Common Property, nor shall anything be kept, parked or stored on any part of the Common Property without prior written consent by the Association, except as specifically provided herein.
- (a) The use of the Common Property shall be governed by the Declarant, until such time as they turn the Common Property over to the Association, after such time the use of the Common Property shall be governed by the Association. The Declarant, while in control of the Common Property, and thereafter the Association, shall have the authority to establish written policies for the use of the Common Property.

- (b) Anyone who uses a portion of the Common Property hereunder shall assume, on behalf of himself/herself/themselves and his/her/their guests, occupants and family, all risks associated with the use of the Common Property and all liability for any damage or injury to any person or thing as a result of such use. Neither the Declarant, nor Board, nor Association shall be liable for any damage or injury resulting from such use unless such damage or injury is caused solely by the willful acts or gross negligence of the Association, its agents or employees.
- (c) The Community Slips shall be used on a temporary basis. The slips are intended for day-use only and the Association may create a standard use protocol for said slips to be implemented and observed by all Lot Owners. At no time may a boat occupy a Community Slip for more than twenty four hours without written consent of the Declarant or Association.
- (d) The parking area, grilling stations, pavilion, sitting areas and sundeck shall be for the sole use of Property Owners and their guests.
- (e) All trash must be removed immediately upon use of the Common Property. Trash shall not be deposited into the water, other common areas or upon Lots. Upon use of the fire pits or grills, the user shall clean and remove all debris, ashes, burnt logs, etc.
- (f) The pavilion, pier, island, boat slips, grilling stations, sitting areas, and parking areas shall be for the sole use of Property Owners and their guests.
- (g) The Common Property shall not be occupied overnight and no camping permitted on the Island.
- (h) Use of the Common Property shall be revoked for any Property Owner that is delinquent on the annual dues by more than thirty days.
- (i) Property Owners shall review and abide by the weigh restriction placed upon the Boardwalk.

8.2 DECLARANT USE OF COMMON PROPERTY. Declarant shall be permitted full use and enjoyment of common property for so ever long as Declarant owns a Lot within the Property.

8.3 TITLE TO COMMON PROPERTY. The roadways and Common Property shall be conveyed to the Association at any time Declarant desires, but in all events before Declarant conveys the last Lot owned in this subdivision. However, title shall be conveyed subject to the following covenant which shall be deemed to run with the land and shall be binding upon the Association, its successors and assigns:

- (a) In order to preserve and enhance the property values and amenities of the development, the Common Properties and all facilities now, or hereafter built or installed thereon, shall at all times be maintained in good repair and condition. The maintenance and repair of the Common Properties shall include, but not limited to; the repair of damage to roadways, walkways, boardwalk, outdoor lighting, fences, decking, stone work, clubhouse repair, pool maintenance, and landscape maintenance.
- (b) This section shall not be amended to reduce or eliminate the obligation for maintenance and repair of the Common Property.

8.4 CLUBHOUSE. The Declarant, as owner of the Clubhouse, shall have complete authority over said Clubhouse's policies, procedures operations etc. All Lot Owner(s) of Preservation Point Subdivision, upon remitting the required one-time fee stated in Article 8.4 (a), shall receive a *membership* to the Clubhouse. The Declarant shall have the right to grant any person(s) or entities a membership in the Clubhouse. The

Declarant shall have the right to convey his ownership interest in the Clubhouse to the Preservation Point Property Owners Association at any time.

- (a) Each Lot Owner shall pay a one-time, non-refundable fee of fifteen hundred dollars (\$1,500.00) to be paid at time of settlement. Upon receipt of the above stated fee, said Lot Owner shall have a perpetual and assignable membership interest in the Clubhouse. Said Lot Owner's membership interest may be suspended or terminated if annual dues are delinquent by more than 30 days.
- (b) The Clubhouse shall be used by Clubhouse members and their guest only. The Declarant, at his discretion shall implement a standard use policy to be observed and followed while occupying this common area. At no time may the clubhouse, clubhouse area, the pool or pool area be reserved and occupied for private events without the prior written consent of the Declarant or his successors and/or assigns or the Association. The Declarant or Association reserves the right to charge a fee (Private Event Fee) to use the clubhouse or pool area for private events.
- (c) Clubhouse members shall be limited to two guests if the clubhouse and pool area is fully occupied.
- (d) No lifeguards shall monitor the pool. Clubhouse members and their guests shall use the pool at their own risk.
- (e) Clubhouse members shall remove garbage and debris from the clubhouse and restore it to the condition prior to its use.
- (f) No loud or obnoxious music shall be played at any time.
- (g) The pool will be winterized and closed during the winter months and will reopen in the spring.
- (h) Property Owners or their guests engaging in unauthorized parties at the Clubhouse shall be assessed the Private Event Fee as declared by Declarant or the Association.
- (i) Property Owners or guests of Property Owners not abiding by the rules as set forth shall be restricted from using the common areas.

ARTICLE NINE ENFORCEMENT AND DURATION

- 9.1 ENFORCEMENT. If the Owner of the parcels or lots of Preservation Point Subdivision violate any of the covenants set forth in this Declaration, it shall be lawful for any other person owning real property in the subdivision or the Association to prosecute any proceeding at law or in equity against any person or persons violating any of such covenants and either to prevent such Owner from so doing or to recover damages for such violations, or both.
- 9.2 AMENDMENT. The covenants, restrictions, easements, reservations, terms and conditions contained in this declaration shall run with the land and shall be binding upon all Lot Owners and their heirs, successors and assigns, provided, however that the Declarant retains the absolute right to amend this declaration, as he may deem necessary, during the period Declarant is in control of the Association and all such amendments shall be binding upon all Lot Owners. Except as clearly stated in paragraph 9.3 or as otherwise provided in this Declaration, the Association shall have the right to amend these covenants once Declarant no longer controls the association by approval of the Owners of seventy-five percent of the Lots subject to this declaration; provided, however, that the parcels and Lots shall NOT be divided into smaller tracts than as shown on the plats of survey above referenced except as provided in paragraph 4.2 above and that the land designated as Common Property shall NOT be sold and shall not be used for residential or commercial purposes during the duration of these

covenants and restrictions. All amendments to the Declaration shall become effective upon recordation, unless a later effective date is specified in the amendment.

- 9.3 AMENDMENT AFFECTING DECLARANT. **No amendment may remove, revoke, or modify any right or privilege of the Declarant without the written consent of the Declarant or the assignee of such right or privilege.**
- 9.4 DURATION OF COVENANTS AND RESTRICTIONS. These covenants and restrictions shall run with said land and shall be binding upon all portions and all persons claiming under them perpetually to the extent permitted by law. However, so long as North Carolina law limits the period during which covenants restricting lands to certain uses may run, any covenant affected by the law shall run with and bind the land so long as permitted by the law, after which time the provisions shall be automatically extended for successive periods of twenty years, unless fifty-one percent of the persons owning parcels or lots execute a document to terminate or amend the covenant(s). The document terminating or amending the covenant(s) shall contain a legal description of the entire area affected by the covenant(s) being terminated or amended, a list of all Owners affected by the covenant(s) being terminated or amended and a description of the covenant(s) to be terminated or amended. A written instrument reflecting any termination or amendment of the covenant(s) must be recorded within thirty (30) days of the document terminating or amending the covenant(s) being agreed upon by fifty-one (51%) percent of the persons owning parcels or lots executing the document. Every purchaser or grantee of any interest (including, without limitation, a security interest) in any real property subject to these covenants, by acceptance of a deed or other conveyance, agrees that the covenants contained herein may be extended and renewed as provided in this Paragraph.
- 9.5 BINDING OF HEIRS, ETC. The terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the Declarant and Owners and their respective heirs, administrators, executors, legal representatives, successors and assigns. Time is of the essence in each and every provision of these Agreements.

ARTICLE TEN RESERVATION BY DECLARANT OF EASEMENTS

- 10.1 Declarant hereby reserves unto Declarant, its heirs, successors and assigns, all necessary licenses, rights, privileges and easements over, under, upon, through and across the Property to, including without limitation, (i) use said Property for rights-of-way and easements to erect, install, maintain and use electric and telephone lines, wires, cables, conduits, water mains, pipes, and other suitable equipment for the conveyance and use of electricity, telephone equipment and service, cable, television, water or other public/private conveniences or subdivision utilities; (ii) to access the Property for purposes of development and construction; and (iii) such other rights as may be reasonably necessary to complete in an orderly and economic manner the development of all present and future phases of Preservation Point Subdivision; provided, however, that said reservation and right shall not be considered an obligation of Declarant to provide or maintain any such utility, development or service. Declarant also reserves the right to connect with and make use of the utility lines, wires, pipes, conduits, cable, television, sewers and drainage and other utility lines which may from time to time be in or along the streets and roads within the Property. All easements, rights-of-way, rights, licenses and privileges herein reserved in Declarant shall be binding upon the Property and shall inure to the benefit of Declarant, its heirs, successors and assigns until such time as Declarant has quit claimed all its interests in the Property by filing such quit claim document with the Clerk of Superior Court of New Hanover County for purposes of recording same on the deed records of the County.

SO EXECUTED this 5 day of November, 2020.

PRESERVATION POINT PARTNERS, LLC, Declarant

S Rye (SEAL)
By: Scott Rye, Managing Member

Bill Jy
Witness

STATE OF TN
COUNTY OF Knox

I, Jessica Webber a Notary Public of the County and State aforesaid, do hereby certify that Scott Rye personally came before me this day and acknowledged that he is a Member of Preservation Point Partners, LLC, and further acknowledged execution of this Declaration of Covenants, Restrictions, Property Owners Association and Limitations Running With The Land For Preservation Point Subdivision on behalf of the LLC.

Witness my hand and official seal, this the 5 day of November, 2020.

(Seal-Stamp)



Jessica Webber
Notary

My commission expires: 04/01/23

EXHIBIT "A"

All that certain piece, parcel or lot of land lying and being situate in the State of North Carolina, County of New Hanover, containing _____ acres, more or less, on a plat of "Final Survey of Preservation Point", Dated 11/4/20, 2020 prepared by ESP Surveying and recorded Nov 6th, 2020 in Plat Book 68 at Page 390-401, New Hanover County records. Reference is hereby made to the more recent plat for a more particular description by metes and bounds.

EXHIBIT "B"

PRESERVATION POINT CONSERVATION EASEMENT MAP, RECORDED IN
BOOK OF MAPS 68 PAGE 388-389 AND THE SUPPORTING
CONSERVATION DECLARATION RECORDED IN BOOK 6375 PAGE 2757-2764,

TAMMY THEUSCH
BEASLEY
Register of Deeds

New Hanover County

Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7716



State of North Carolina, County of NEW HANOVER
Filed For Registration: 11/06/2020 05:12:39 PM
Book: RB 6376 Page: 976-1000
25 PGS \$62.00
Real Property \$62.00
Recorder: STEPHANIE PEREZ
Document No: 2020047225

DO NOT REMOVE!

This certification sheet is a vital part of your recorded document. Please retain with original document and submit when re-recording.