



PREMIER

Buffalo Creek Community Feature Sheet

INTERIOR FEATURES

- Spaciously Designed Floor Plans
- 9' Smooth Ceilings on First Floor
- 2-Panel Textured Square Style Interior Doors with Brushed Nickel Door Hardware
- Standard Lighting Package
- LVP Flooring in Foyer, Kitchen, Nook, and Dining Room**
- LVP in Baths and Laundry Room
- Mohawk Carpet with 5 ½ lb. Pad in Bedrooms, Closets and on the Stairs
- Data Ports
- Smoke & Carbon Monoxide Detectors
- 3 1/4" Baseboards Throughout Home

KITCHEN FEATURES

- White or Gray Shaker Style Cabinets
- Granite Countertops w/ 4" Splash
- Chrome Single-Handle Faucet with Pull-Out Sprayer
- 8" Depth Stainless Steel Double Bowl Undermount Kitchen Sink
- GE Electric Stainless-Steel Appliances That Include Smooth Top Range, Microwave, and Dishwasher

BATHROOM FEATURES

- Chrome Plumbing Fixtures
- Quartz Countertops with Undermount Sinks
- White or Gray Shaker Style Cabinets
- Easy Clean One-Piece Tub/Shower Combo in Common Bathroom(s)
- Pedestal Sink in Powder Room *
- Low Maintenance LVP Flooring in Wet Areas

EXTERIOR FEATURES

- Designer Exteriors Individually Selected With Varying Colors and Textures to Include Elevation Stone Skirts.
- Low Maintenance Vinyl Siding
- 30-year Architectural Shingles
- Metal Garage Door w/ Opener
- Brushed Nickel Lockset with Deadbolt
- Professional Landscaping Package that Includes Up to 10 Pallets of Sod. Seed and Straw on the Sides and Rear
- Gutters and Downspouts, Front and Rear Only
- 2 Exterior Hose Bibs
- 4' x 4' Patio

WARRANTY COVERAGE

- Ben Stout Construction One-year Limited Warranty w/ Convenient QR Code Sticker Located in the Kitchen Cabinet.
- New homeowner Warranty Welcome Packet
- On-site Two-part Walkthrough and Warranty Orientation with BSC Representative

ENERGY EFFICIENT FEATURES

- 50-Gallon Energy Efficient Hot Water Heater
- Maintenance Free, Low-E Single Hung Vinyl Windows w/ Tilt Out Sashes with Screens.
- TRANE® Energy Efficient HVAC System
- Programmable Digital Screen Thermostat
- Continuous Roof Ridge and Soffit Vent System to Reduce Cooling Cost.
- Prewired for Ceiling Fans in all Bedrooms and Bonus**

AVAILABLE UPGRADES (AVAILABILITY BASED ON STAGE OF CONSTRUCTION)

- 10' x 10' Patio
- Shower Door in Primary Bath
- Drop Zone
- First Floor LVP Throughout 1st Floor

Buyer Signature: _____

Date: _____

Buyer's Agent Signature: _____

Date: _____

Benjamin Stout Real Estate Services, Inc. Signature: _____

Date: _____

Ben Stout Construction

910-779-0019 | www.benstoutconstruction.com

***NOTE: Builder reserves the right make substitutions in products & materials when deemed necessary without notice. Specifications may vary per community. Your home may have different features. **Based on plan design *Lot conditions or build specific modifications may impact included features.



Printed: Mar 31, 2025
 PO Box 53798, Fayetteville, NC 28305-3798
 Phone: 910-779-0019
 Fax: 910-779-0029

Selections Details












Job BLC-036
 319 Palomo Place
 Raeford, NC 28376








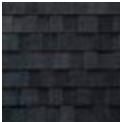







Client None

EXTERIOR SELECTIONS

Category: 01 - Exterior Selections **Due Date:** N/A
Location: Exterior

Choices

Choice	Description	Status/Alerts
 Board & Batten	Platinum Gray - B&B	 Unreleased
 Columns	6" PVC White	 Unreleased
 Elevation Stone/Brick	Mesa Valley - Stacked Stone	 Unreleased
Exterior Trim Color	Extra White B2	 Unreleased
 Foundation Stone/Brick	None	 Unreleased
 Front Door Color & Style	Solid Two Panel Square - Painted Grade Tricorn Black SW6258	 Unreleased

 Garage Door Color & Style	Lincoln Short Panel, White No glass With Motor No hardware	 Unreleased
Gutters	White	 Unreleased
 House Numbers	Black	 Unreleased
 Shakes	NONE	 Unreleased
 Shingle Style/Color	Black - 20 yr.	 Unreleased
 Shutters	Black- B&B	 Unreleased
 Vinyl Siding	Platinum Gray - Horizontal Siding	 Unreleased
 Window Frame Color/Pattern	White, Four over Clear	 Unreleased

Custom Fields

Build Collection: Key Premier Collection

Date Ordered: N/A

No Changes After:: N/A















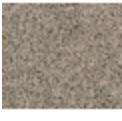





INTERIOR SELECTIONS











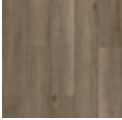

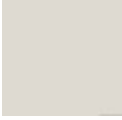







Category: 16 - Interior Selections







Due Date: N/A

Location: Interior

Choices

Choice	Description	Status/Alerts
 Accent Interior Paint	None	 Unreleased
 Bath Hardware	None	 Unreleased
 Bath Vanity Tops	L1 Quartz - Sparkling White in All Baths	 Unreleased
 Blinds	2" Faux Wood Blinds - White	 Unreleased
 Cabinet Color/Style - Baths	Gray	 Unreleased
 Cabinet Color/Style - Kitchen	Gray	 Unreleased
 Cabinet Knobs	3910SN	 Unreleased
 Carpet 5.5 lb Pad	Mohawk Reactivate Winter Ash 945	 Unreleased
 Faucets	Designer Chrome	 Unreleased
 Interior Door Hardware	Brushed Nickel	 Unreleased

 Interior Door Style		 Unreleased
 Interior Trim Color	Extra White Ceiling - Extra White 7006	 Unreleased
 Kitchen Countertops	L1 Granite - Valle Nevado w/ 4" Splash	 Unreleased
 Kitchen Sink	Single Bowl -Undermount SS	 Unreleased
 Lighting	Chrome	 Unreleased
 LVP	LVP- Simply Ecu	 Unreleased
 Main Interior Paint	City Loft SW7631	 Unreleased
 Plumbing Upgrades	NONE	 Unreleased
 Primary Shower Door	None	 Unreleased
 SS Appliances - Dishwasher	SS Package GE MODEL# GDF510PSRSS	 Unreleased

 <p>SS Appliances - Free Standing Electric Range</p>	<p>SS Package GE MODEL# JGB645RKSS - 30"</p>	 Unreleased
 <p>SS Appliances - Microwave</p>	<p>SS Package GE MODEL# JVM3162RJSS</p>	 Unreleased
 <p>Vinyl Flooring</p>	<p>NONE</p>	 Unreleased

Custom Fields
<p>Build Collection: Key Premier Collection</p> <p>Date Ordered: N/A</p> <p>No Changes After:: N/A</p>

I confirm that my action here represents my electronic signature and is binding.

Approved _____
By:

Date: _____

GENERAL NOTES:

- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT ALL DIMENSIONS, ROOF PITCHES, AND SQUARE FOOTAGE ARE CORRECT PRIOR TO CONSTRUCTION. K&A HOME DESIGNS, INC. IS NOT RESPONSIBLE FOR ANY DIMENSIONING, ROOF PITCH, OR SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
- ALL WALLS SHOWN ON THE FLOOR PLANS ARE DRAWN AT 4" UNLESS NOTED OTHERWISE.
- ALL ANGLED WALL SHOWN ON THE PLANS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
- STUD WALL DESIGN SHALL CONFORM TO ALL NORTH CAROLINA STATE BUILDING CODE REQUIREMENTS.
- DO NOT SCALE PLANS. DRAWING SCALE MAY BE DISTORTED DUE TO COPIER IMPERFECTIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTH CAROLINA RESIDENTIAL STATE BUILDING CODE, 2018 EDITION.

SQUARE FOOTAGE

HEATED SQUARE FOOTAGE		UNHEATED SQUARE FOOTAGE	
FIRST FLOOR=	1086	GARAGE=	380
SECOND FLOOR=	1235	FRONT PORCH=	N/A
THIRD FLOOR=	N/A	SCREEN PORCH=	N/A
BASEMENT=	N/A	DECK=	N/A
		STORAGE=	N/A
TOTAL HEATED=	2321	TOTAL UNHEATED=	380

CRAWL SPACE VENTILATION CALCULATIONS

- VENT LOCATIONS MAY VARY FROM THOSE SHOWN ON THE PLAN BUT SHOULD BE PLACED TO PROVIDE ADEQUATE VENTILATION AT ALL POINTS TO PREVENT DEAD AIR POCKETS.

- 100% VAPOR BARRIER MUST BE PROVIDED WITH 12" MIN. LAP JOINTS.

- THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 AS LONG AS REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION OF THE SPACE. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED. (COMPLY WITH NC CODE MIN. WITH REGARD TO VENT PLACEMENT FROM CORNERS)

N/A SQ. FT. OF CRAWL SPACE/1500

N/A SQ. FT. OF REQUIRED VENTILATION

PROVIDED BY: N/A VENTS AT 0.45 SQ. FT. NET FREE

VENTILATION EACH= N/A SQ. FT. OF VENTILATION

****FOUNDATION DRAINAGE- WATERPROOFING PER SECTIONS 405 & 406.**

ATTIC VENTILATION CALCULATIONS

- CALCULATIONS SHOWN BELOW ARE BASED ON VENTILATORS USED AT LEAST 3 FT. ABOVE THE CORNICE VENTS WITH THE BALANCE OF VENTILATION PROVIDED BY EAVE VENTS.

- CATHEDRAL CEILINGS SHALL HAVE A MIN. 1" CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.

1458 SQ. FT. OF ATTIC/300= 4.86

EACH OF INLET AND OUTLET REQUIRED.

***WALL AND ROOF CLADDING DESIGN VALUES**

- WALL CLADDING IS DESIGNED FOR A 24.1 SQ. FT. OR GREATER POSITIVE AND NEGATIVE PRESSURE.

- ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:

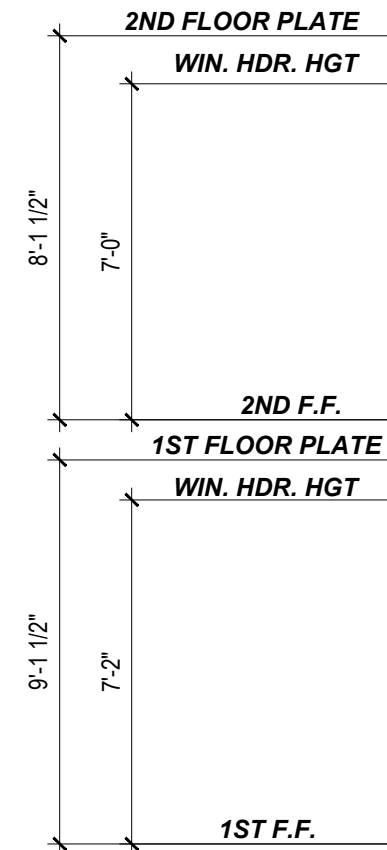
45.5 LBS. PER SQ. FT. FOR ROOF PITCHES OF 0/12 TO 2.25/12

34.8 LBS. PER SQ. FT. FOR ROOF PITCHES OF 2.25/12 TO 7/12

21 LBS. PER SQ. FT. FOR ROOF PITCHES OF 7/12 TO 12/12

**** MEAN ROOF HEIGHT 30' OR LESS**

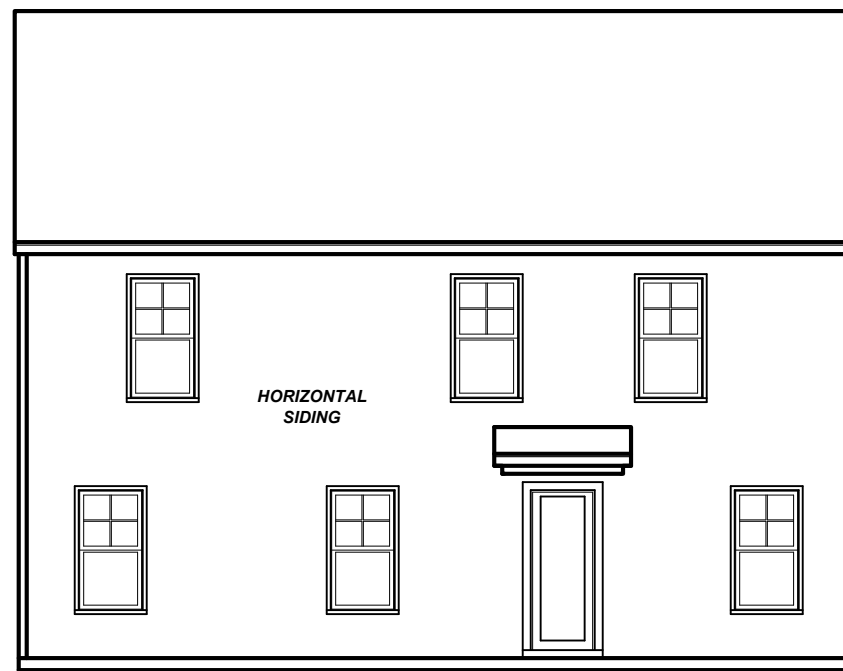
**BLC-036
LH GARAGE**



FRONT ELEVATION '9-B'

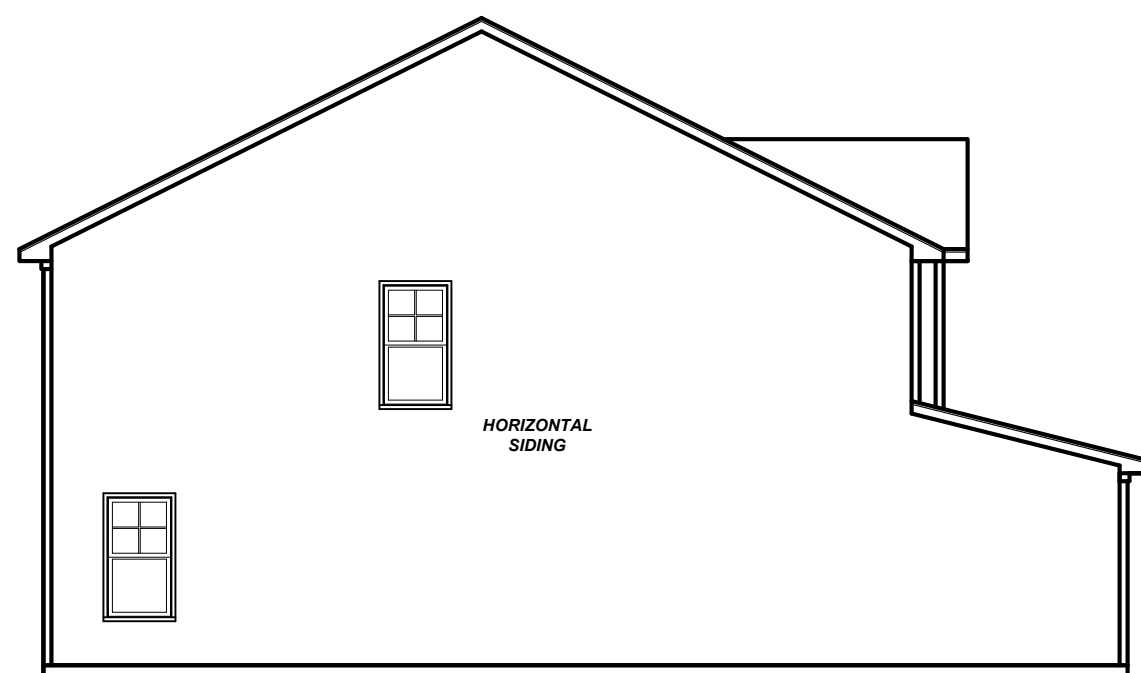
1/4" = 1'-0"

OPTIONAL STONE
OR BRICK



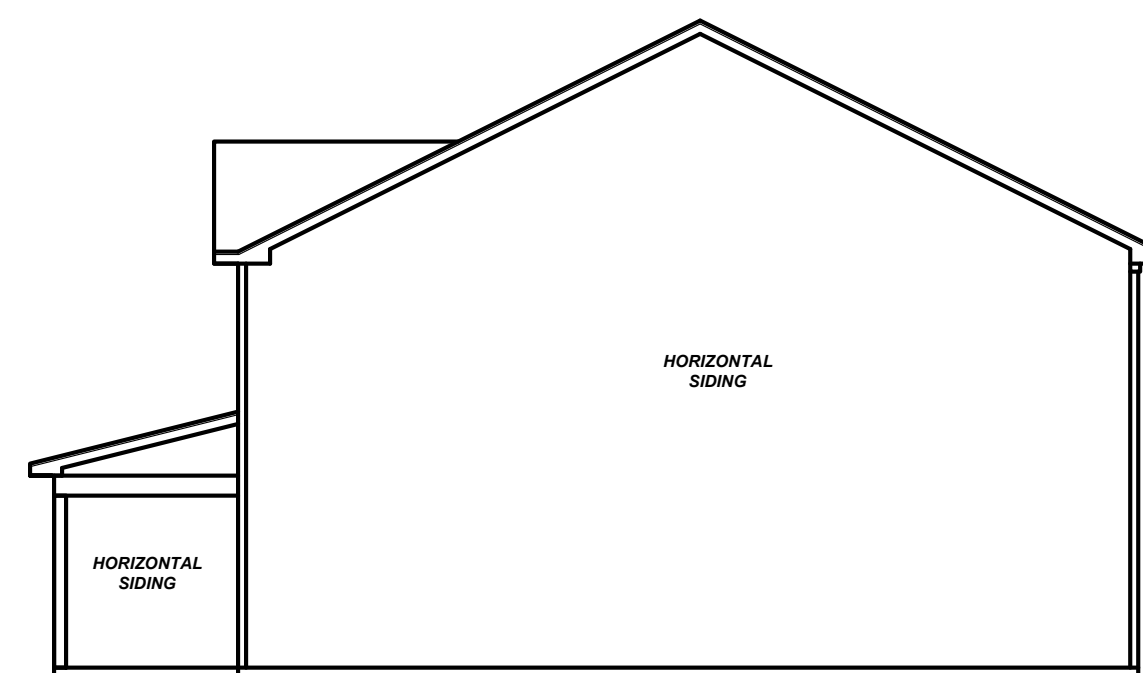
REAR ELEVATION 'B'

1/8" = 1'-0"



LEFT ELEVATION 'B'

1/8" = 1'-0"



RIGHT ELEVATION 'B'

1/8" = 1'-0"

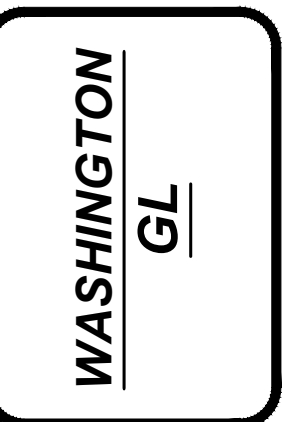
Project #	23-074
Date:	3-27-23
Drawn/Design By:	KBB
Scale:	REFER TO ELEV.

REVISIONS		
No.	Date:	Remarks
1		
2		
3		
4		

9101 Ten-Ten Rd.
Raleigh, NC 27603
Office: (919) 302-0693



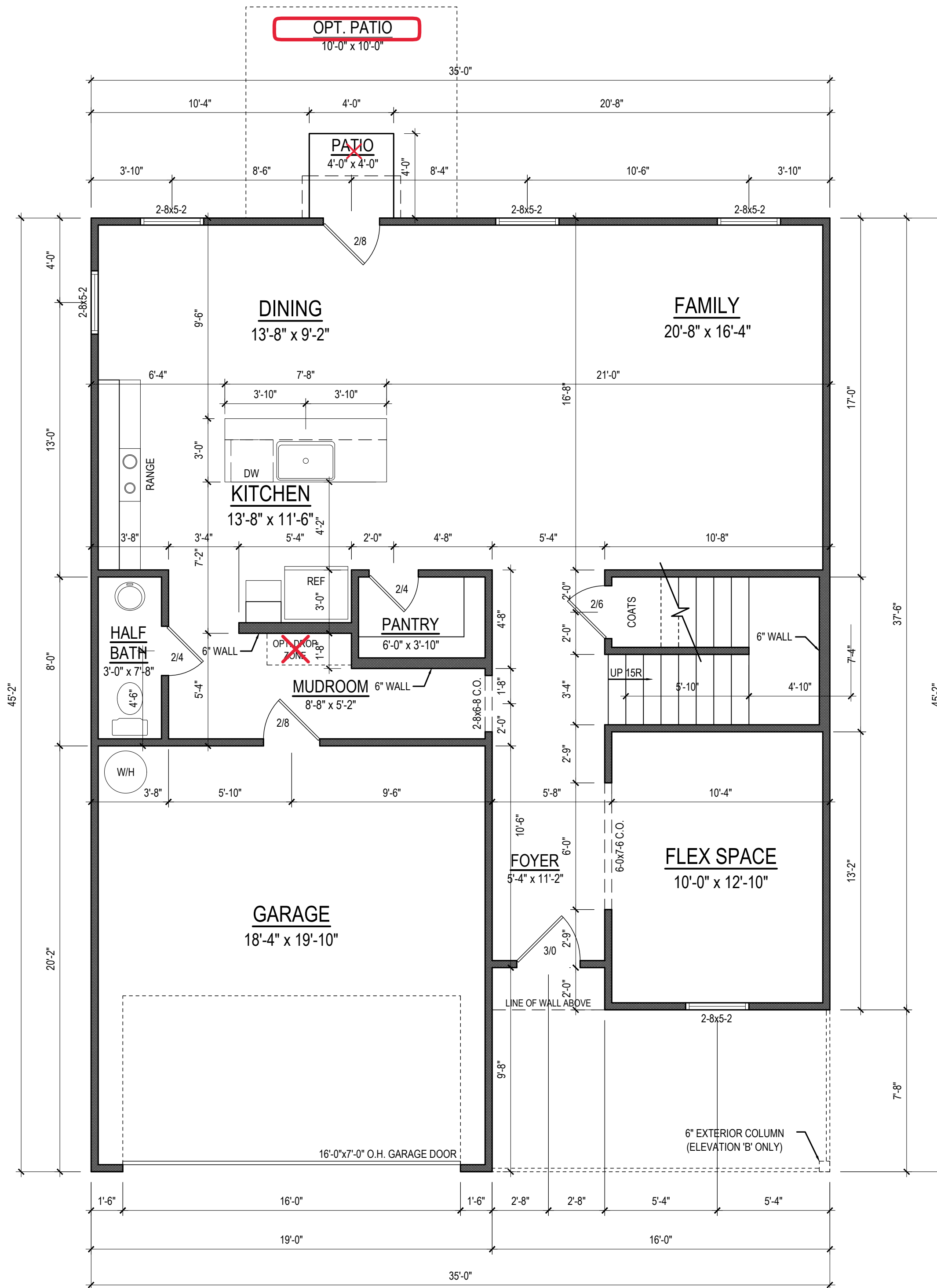
Email: Kent@KandAHomeDesigns.com Website: www.KandAHomeDesigns.com



Ben Stout Construction
1786 Metro Medical Dr.
Fayetteville, NC 28304

ELEVATION 'B'

Sheet Number	2
	of 6

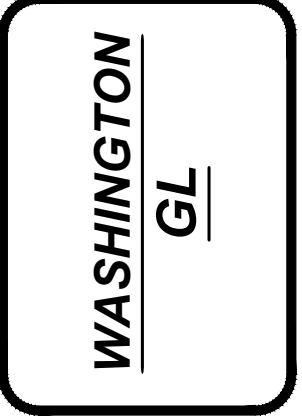


FIRST FLOOR PLAN
 1/4" = 1'-0" CEILING HT. = 8'-0"

Project #	23-074
Date	3-27-23
Drawn/Design By	KBB
Scale	1/4" = 1'-0"

REVISIONS		
No.	Date	Remarks
1		
2		
3		
4		

9101 Ten-Ten Rd.
 Raleigh, NC 27603
 Office: (919) 302-0693



Ben Stout Construction
 1786 Metro Medical Dr.
 Fayetteville, NC 28304

FIRST FLOOR

Sheet Number
3
 of 6

Email: Kent@KandAHomeDesigns.com Website: www.KandAHomeDesigns.com

Project #	23-074
Date:	3-27-23
Drawn/Design By:	KBB
Scale:	1/4" = 1'-0"

REVISIONS		
No.	Date:	Remarks
1		
2		
3		
4		

9101 Ten-Ten Rd.
Raleigh, NC 27603
Office: (919) 302-0693

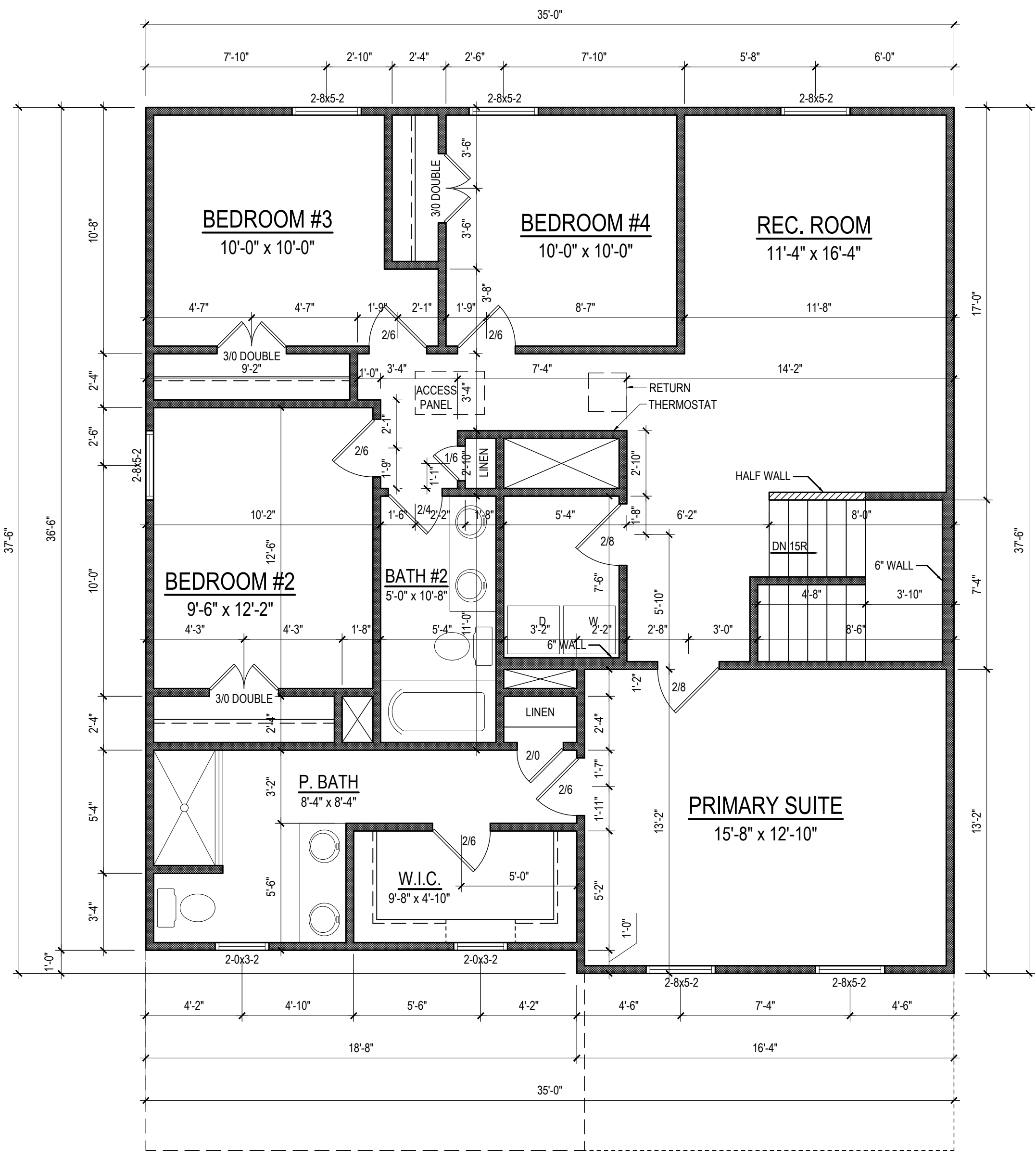


WASHINGTON
GL

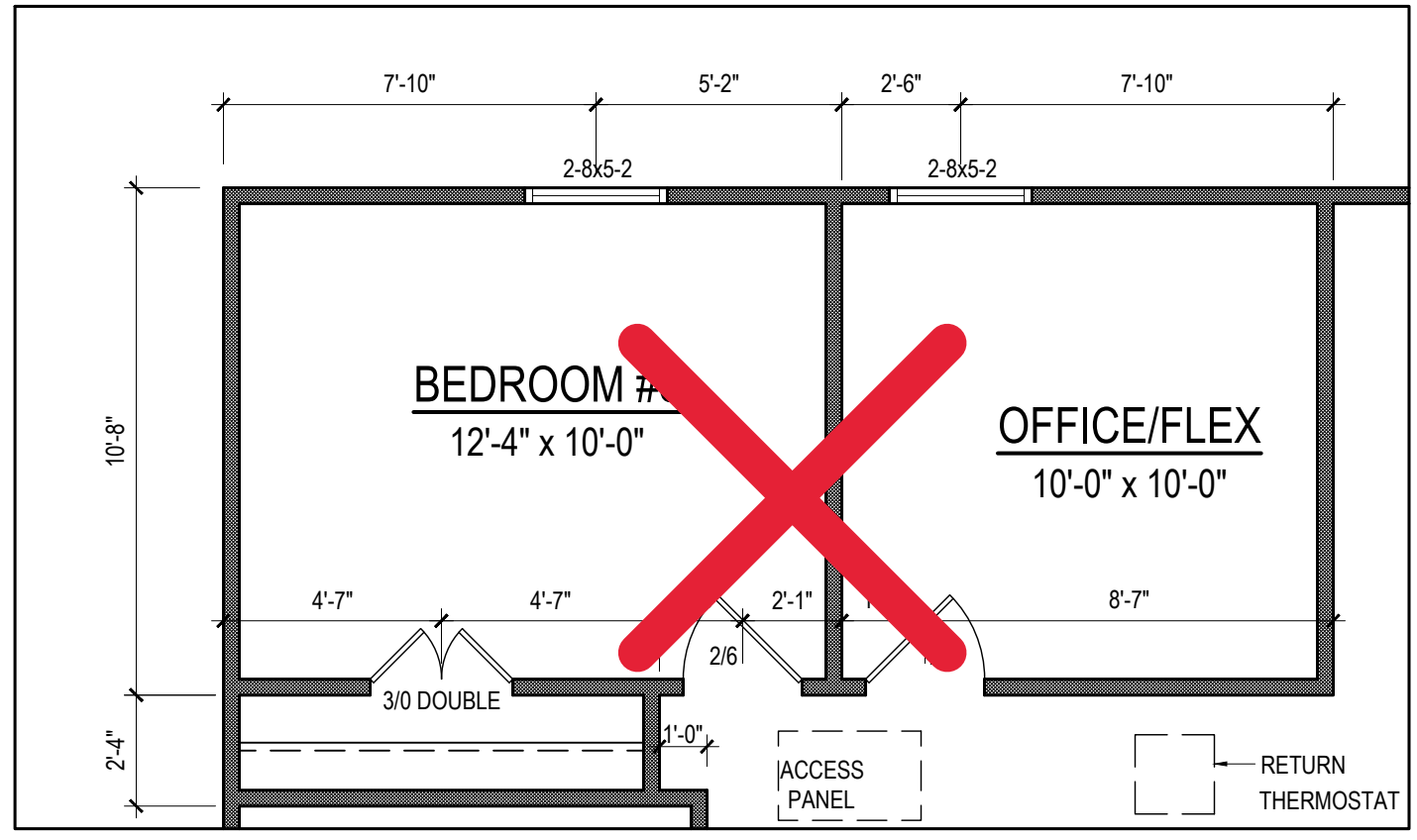
Ben Stout Construction
1786 Metro Medical Dr.
Fayetteville, NC 28304

SECOND FLOOR

Sheet Number
4
of 6



SECOND FLOOR PLAN
1/4" = 1'-0" CEILING HT. = 8'-0"



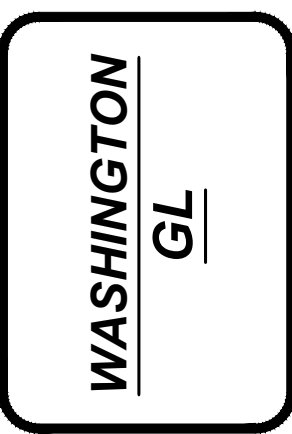
3 BEDROOM OPTION
1/4" = 1'-0" CEILING HT. = 8'-0"

Email: Kent@KandAHomeDesigns.com Website: www.KandAHomeDesigns.com

Project #	23-074
Date:	3-27-23
Drawn/Design By:	KBB
Scale:	1/4" = 1'-0"

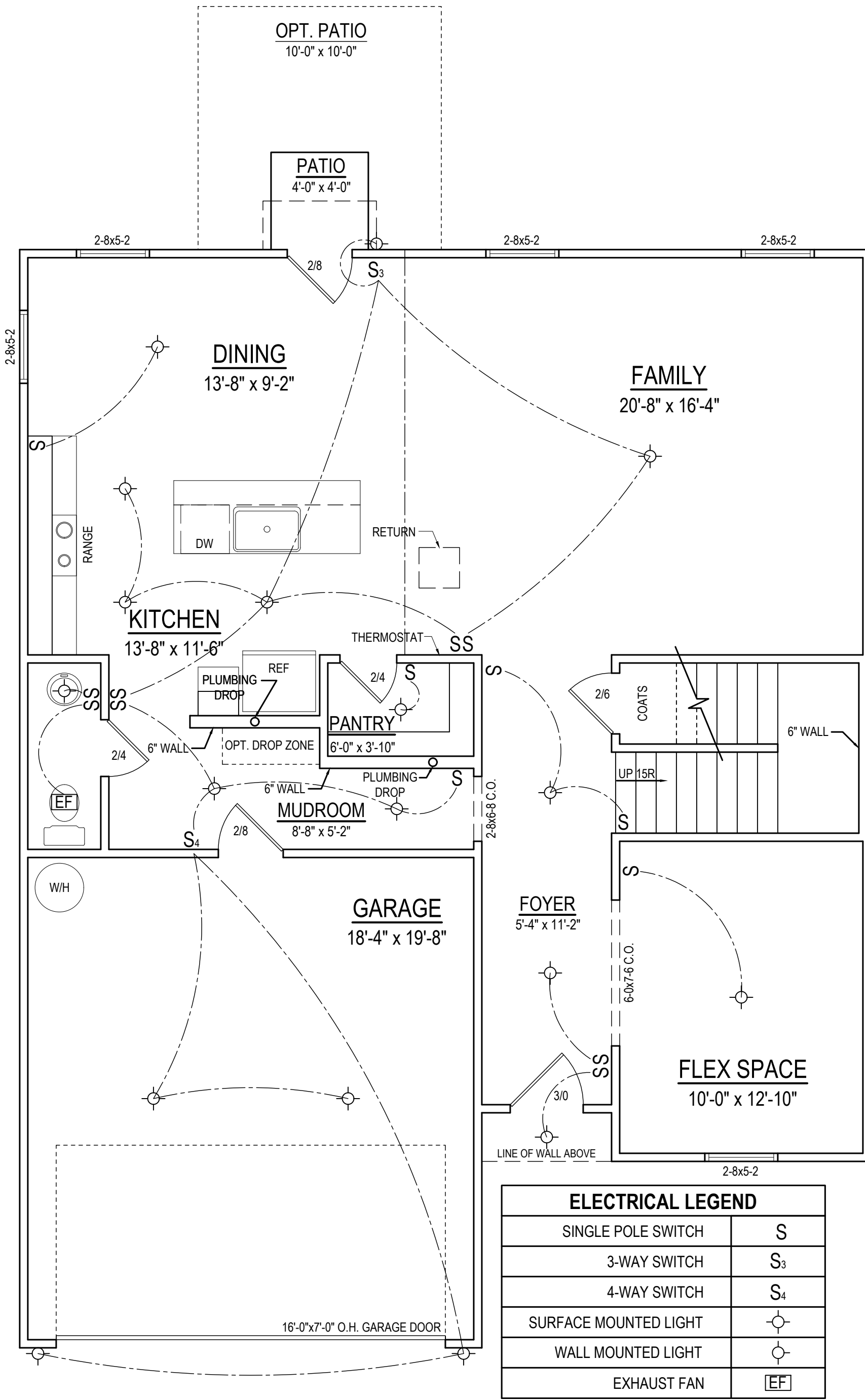
REVISIONS		
No.	Date:	Remarks
1		
2		
3		
4		

9101 Ten-Ten Rd.
Raleigh, NC 27603
Office: (919) 302-0693

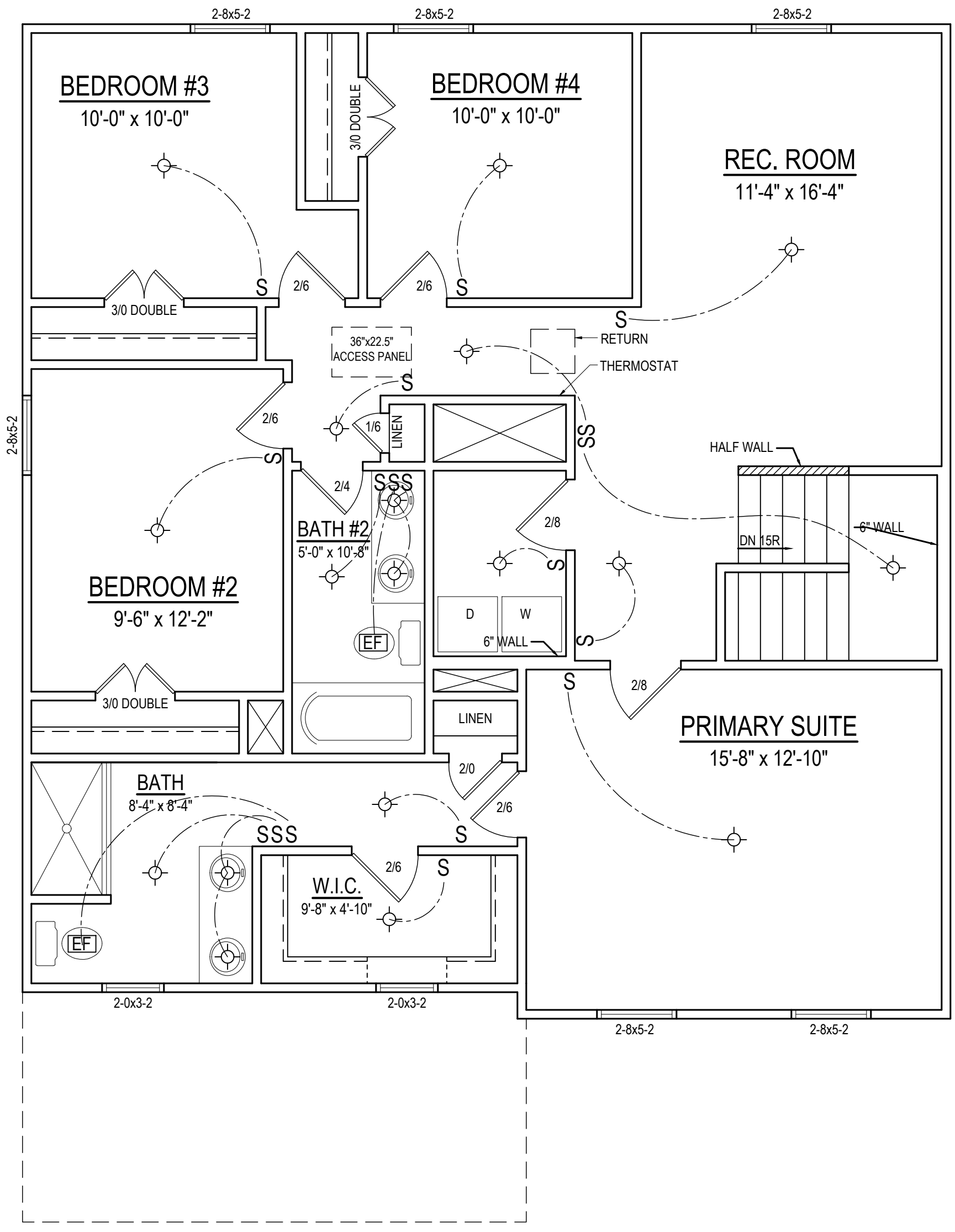


Ben Stout Construction
1786 Metro Medical Dr.
Fayetteville, NC 28304

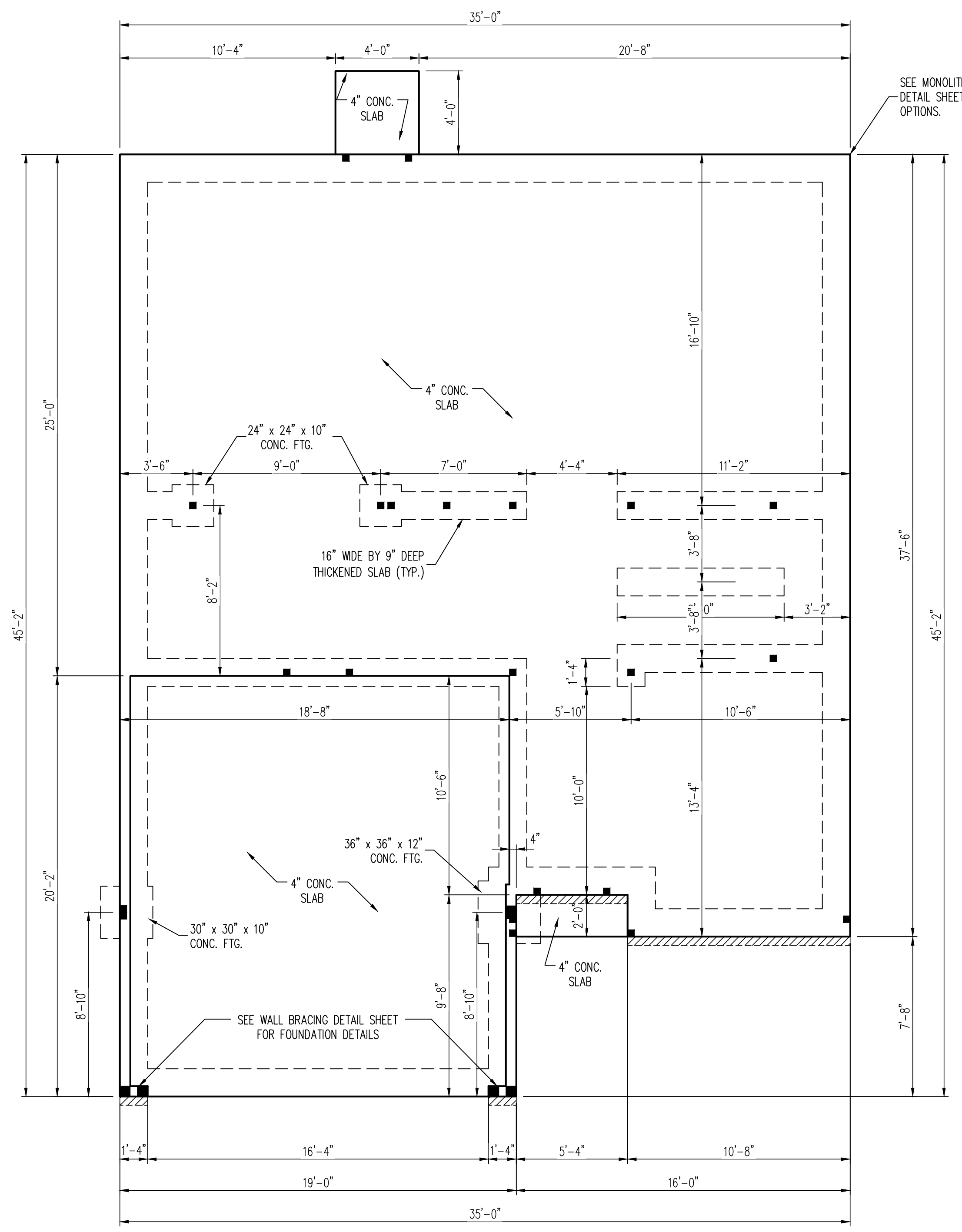
ELECTRICAL PLANS



ELECTRICAL LEGEND	
SINGLE POLE SWITCH	S
3-WAY SWITCH	S ₃
4-WAY SWITCH	S ₄
SURFACE MOUNTED LIGHT	⊙
WALL MOUNTED LIGHT	○
EXHAUST FAN	[EF]



Email: Kent@KandAHomeDesigns.com Website: www.KandAHomeDesigns.com



ELEVATION A

- 130 MPH ULTIMATE DESIGN WIND SPEED**
NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
 - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
 - INSTALL 1/2" ANCHOR BOLTS 4'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 15" INTO MASONRY OR 7" INTO CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - EXTERIOR WALLS DESIGNED FOR 130 MPH WINDS.
 - ROOF AND WALL CLADDING DESIGNED FOR WIND PRESSURES PER TABLE R301.2.1(1) OF THE 2024 NRC.
 - INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORIES IN ACCORDANCE WITH SECTION R602.10 OF THE NRC, 2024 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2024 EDITION.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

- 120 MPH ULTIMATE DESIGN WIND SPEED**
NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
 - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
 - INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - EXTERIOR WALLS DESIGNED FOR 120 MPH WINDS.
 - ROOF AND WALL CLADDING DESIGNED FOR WIND PRESSURES PER TABLE R301.2.1(1) OF THE 2024 NRC.
 - INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORIES IN ACCORDANCE WITH SECTION R602.10 OF THE NRC, 2024 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2024 EDITION.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



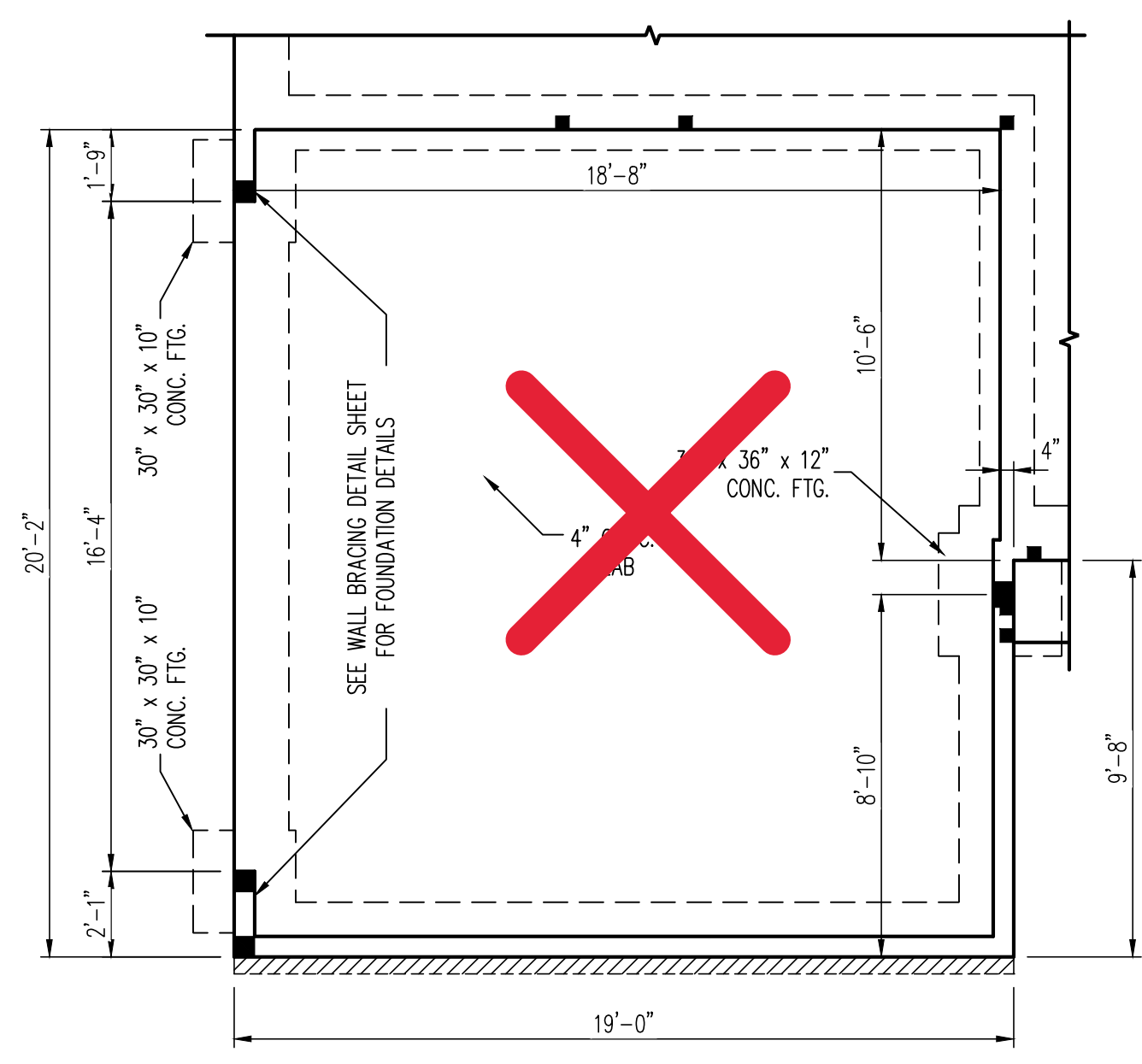
LEGEND	
CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
FDN	FOUNDATION
FTG	FOOTING
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

J.S. THOMPSON ENGINEERING, INC
 333 EAST SIX FORKS ROAD, SUITE 180 - RALEIGH, NC 27609
 PHONE: (919) 780-9919 - FAX: (919) 789-9921
 N.C. LICENSE NO. C-11733

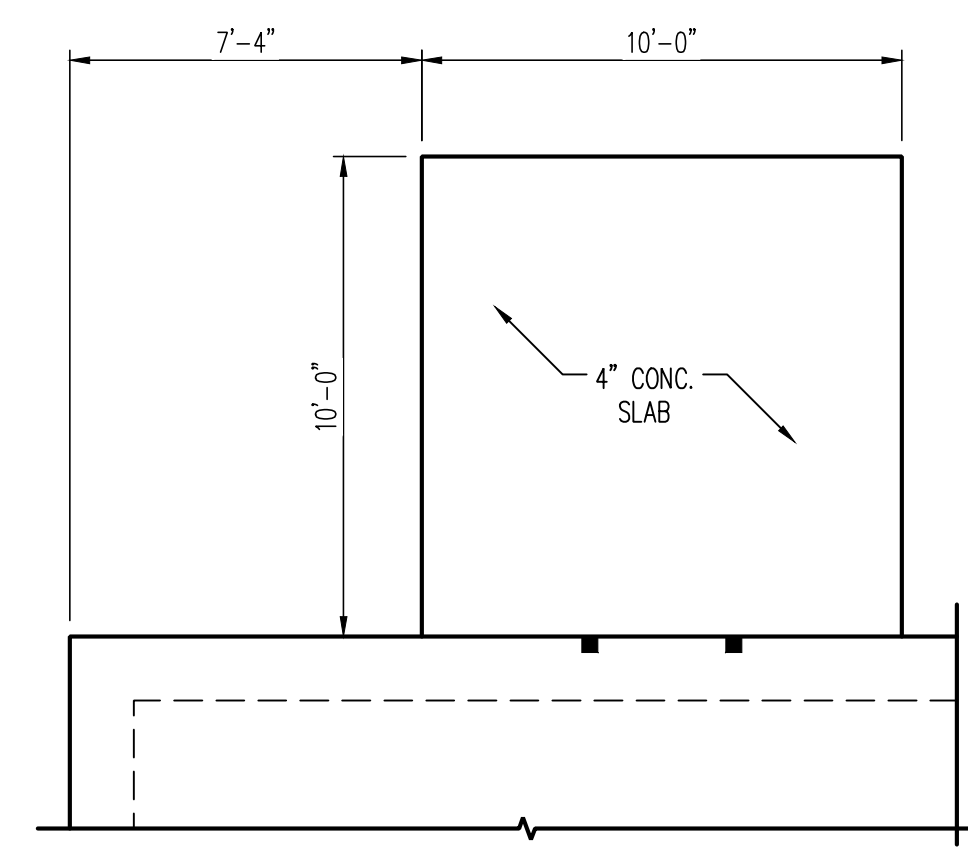
WASHINGTON
 BEN STOUT CONSTRUCTION

DATE: DECEMBER 5, 2024
 SCALE: 1/4" = 1'-0"
 DRAWN BY: K&A HOME DESIGN
 ENGINEERED BY: JAG

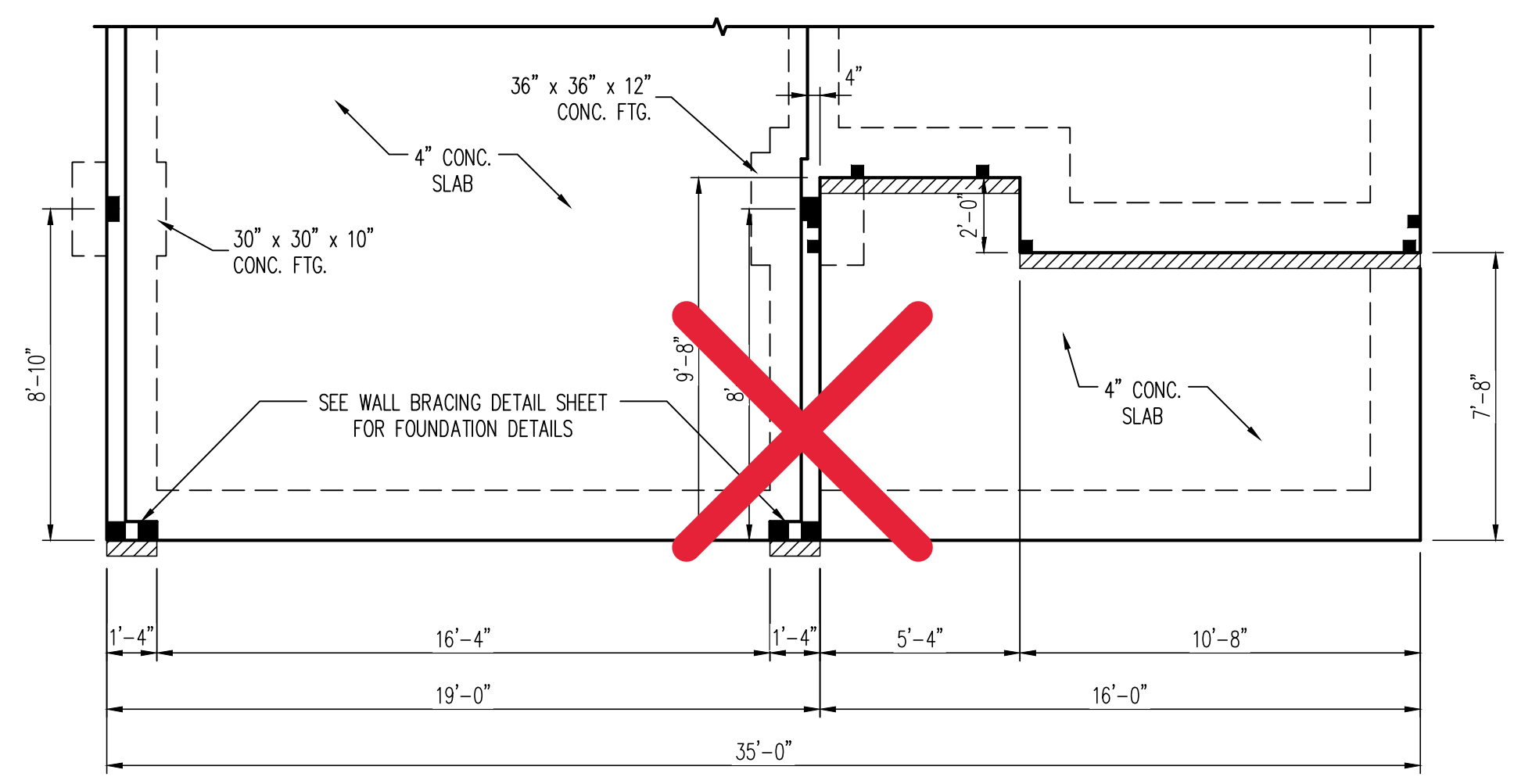
S-1.2a
 MONO SLAB
 FOUNDATION PLAN



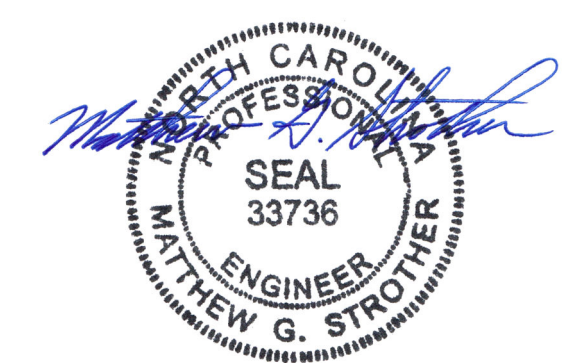
OPTIONAL SIDE LOAD GARAGE



OPTIONAL PATIO



ELEVATION B



12/6/2024

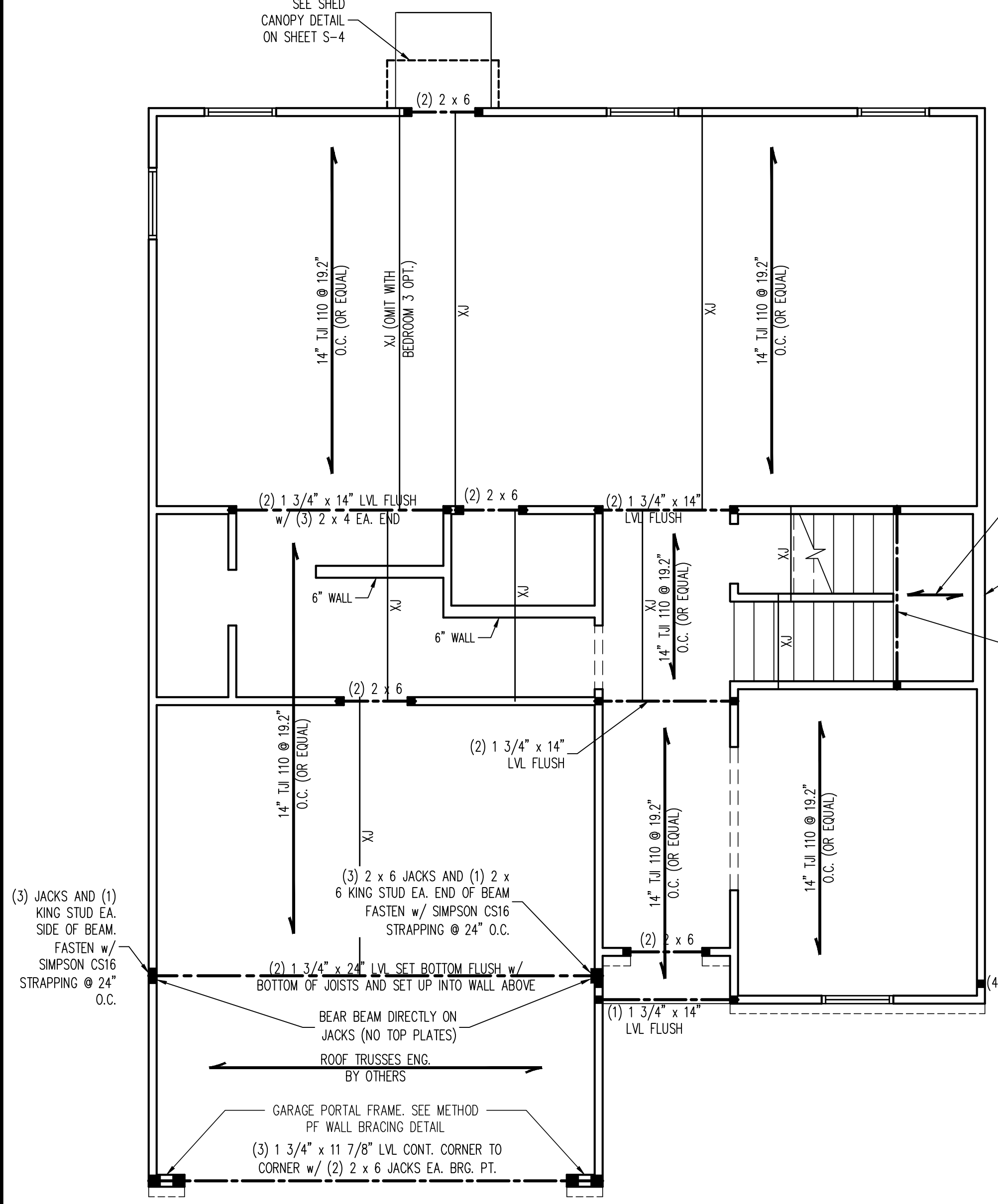
**J.S. THOMPSON
ENGINEERING, INC**
333 EAST SIX FORKS ROAD, SUITE 180 - RALEIGH, NC 27609
PHONE: (919) 789-9919 - FAX: (919) 789-9921
N.C. LICENSE NO.: C1733

WASHINGTON
BEN STOUT CONSTRUCTION

DATE: DECEMBER 5, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: K&A HOME DESIGN
ENGINEERED BY: JAG

S-1.2b
MONO SLAB
FOUNDATION PLAN

SEE SHED CANOPY DETAIL ON SHEET S-4



(3) JACKS AND (1) KING STUD EA. SIDE OF BEAM. FASTEN w/ SIMPSON CS16 STRAPPING @ 24\"/>

(3) 2 x 6 JACKS AND (1) 2 x 6 KING STUD EA. END OF BEAM FASTEN w/ SIMPSON CS16 STRAPPING @ 24\"/>

(2) 1 3/4\"/>

BEAR BEAM DIRECTLY ON JACKS (NO TOP PLATES) ROOF TRUSSES ENG. BY OTHERS

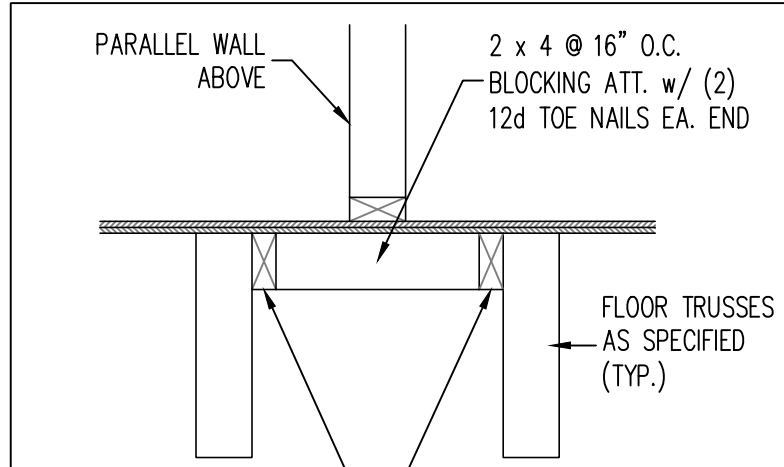
GARAGE PORTAL FRAME. SEE METHOD PF WALL BRACING DETAIL (3) 1 3/4\"/>

2 x 8 @ 16\"/>

2 x 6 @ 16\"/>

(2) 2 x 8 FLUSH AT LANDING

WALLS HAVE BEEN ENGINEERED TO BE CONSTRUCTED TO 8'-0\"/>



CONT. 2 x 4 SCAB ATT. TO ALL TRUSS MEMBERS w/ (1) ROW OF 12d NAILS @ 4\"/>

TRUSS BLOCKING DETAIL
 INSTALL 2 x 4 @ 16\"/>

NOTE:

- BCI 4500s-1.8 JOISTS MAY BE INSTALLED IN LIEU OF TJI 110 JOISTS AT THE DEPTH AND SPACING INDICATED ON THE PLAN.
- 14\"/>

BRACED WALL DESIGN NOTES:

- WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R301.1.3 "ENGINEERED DESIGN" OF THE NCRC 2024 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.4 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
- SHEATH ALL EXTERIOR WALLS w/ 7/16\"/>
- CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16\"/>
- GB REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2\"/>
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2024 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO).
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
- PROVIDE AN EXTRA JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
- WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

TABLE R602.7.5
 MINIMUM NUMBER OF FULL HEIGHT KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS IN 120/130 MPH WIND ZONES

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 4'	1
> 4' TO 8'	2
> 8' TO 14'	3
> 14' TO 18'	4

LEGEND

CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
()	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

J.S. THOMPSON ENGINEERING, INC
 333 EAST SIX FORKS ROAD, SUITE 180 - RALEIGH, NC 27609
 PHONE: (919) 780-9919 FAX: (919) 789-9921
 N.C. LICENSE NO.: C-1733

WASHINGTON
 BEN STOUT CONSTRUCTION

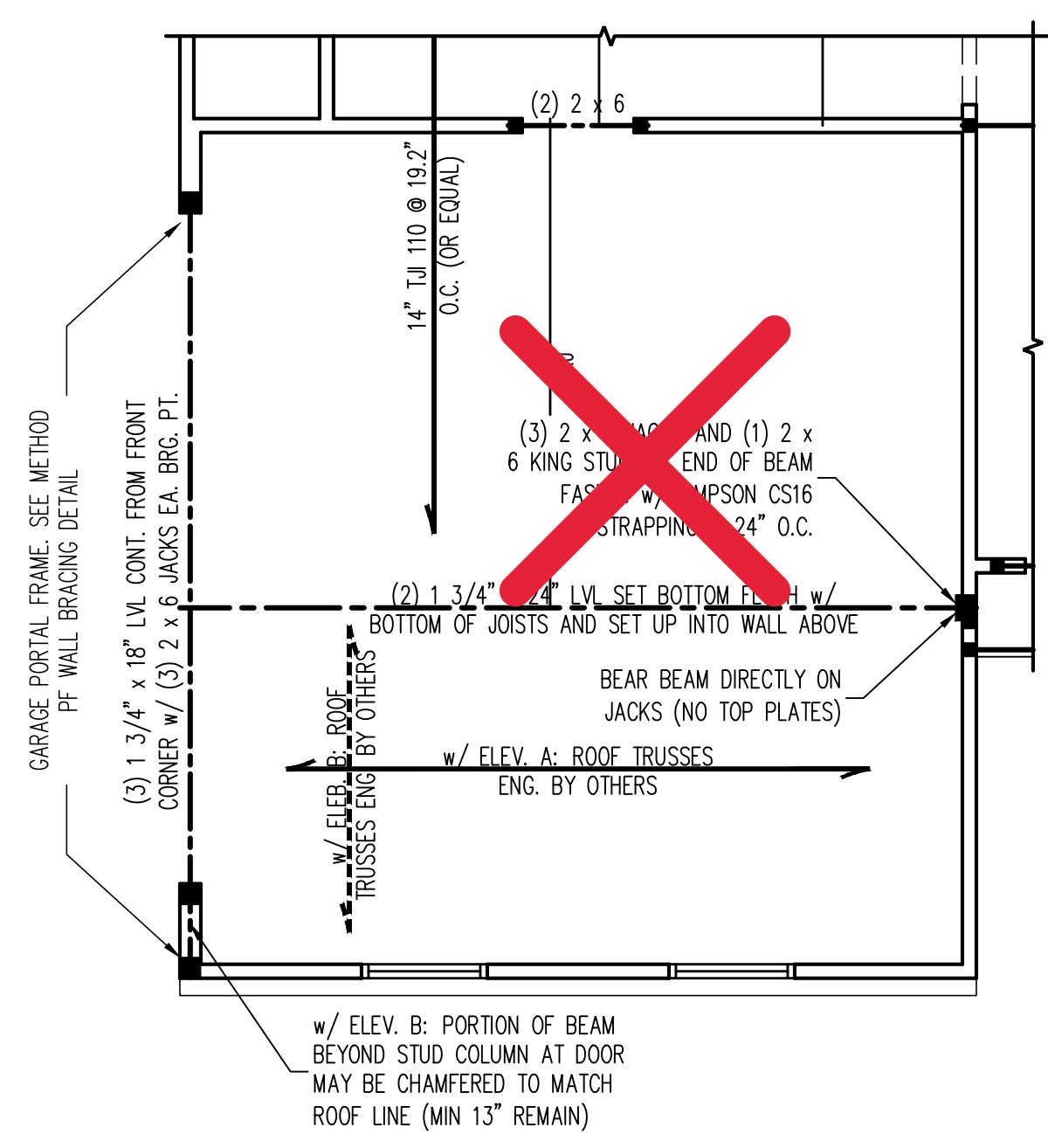
DATE: DECEMBER 5, 2024
 SCALE: 1/4" = 1'-0"
 DRAWN BY: K&A HOME DESIGN
 ENGINEERED BY: JAG

S-2a
 SECOND FLOOR FRAMING PLAN

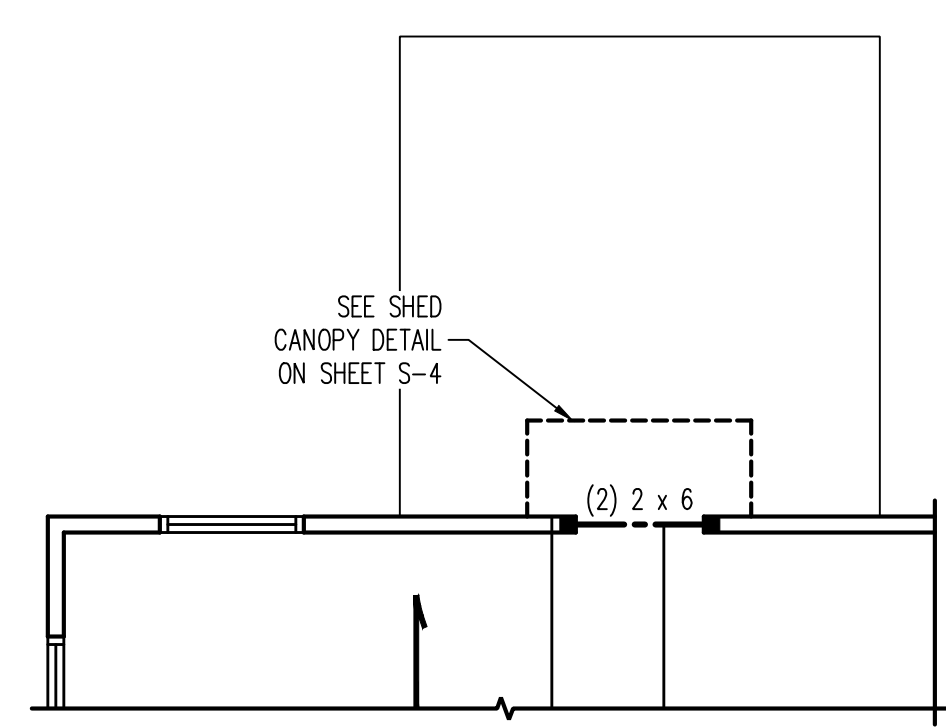


12/6/2024

ELEVATION A



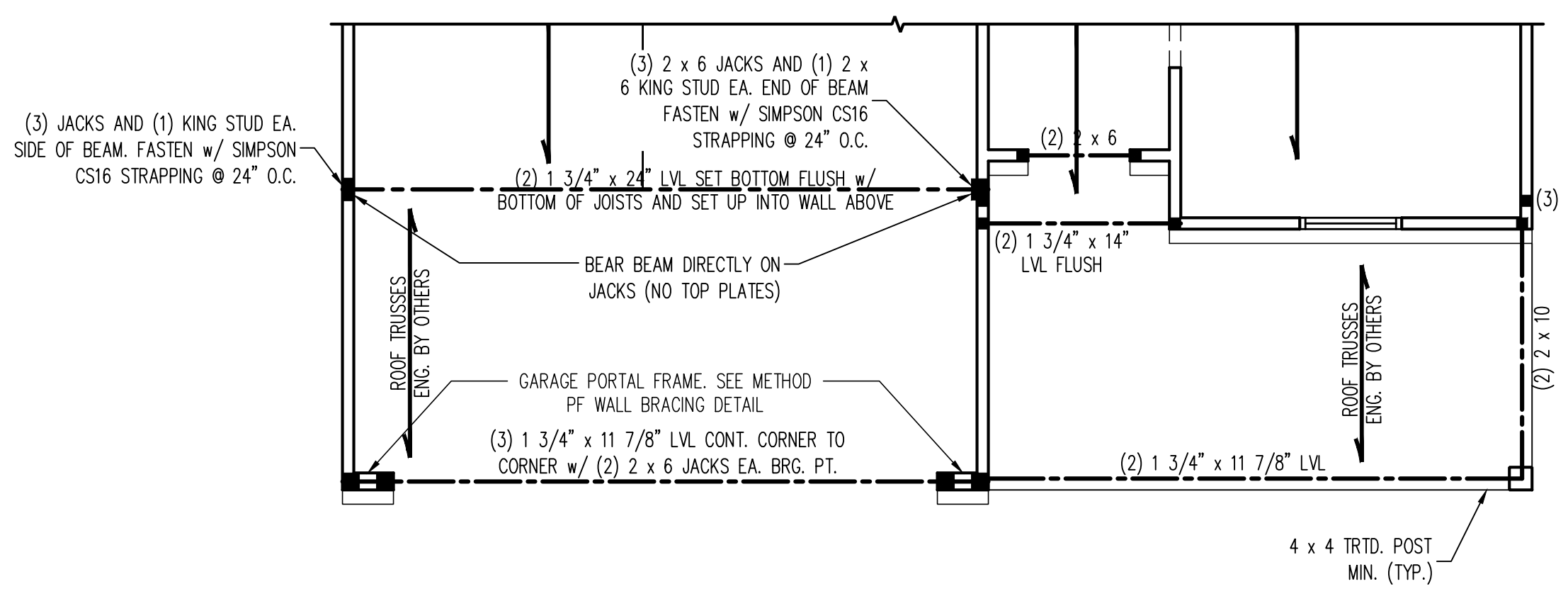
OPTIONAL SIDE LOAD GARAGE



OPTIONAL PATIO

NOTE:

- w/ ELEV. A, MIN. 14" TRUSS HEEL HEIGHT REQUIRED AT LEFT AND RIGHT GARAGE WALLS
- w/ ELEV. B, MIN 9" TRUSS HEEL HEIGHT REQUIRED AT FRONT GARAGE WALL



ELEVATION B

WALLS HAVE BEEN ENGINEERED TO BE CONSTRUCTED TO BE 8'-0" OR 9'-0" HEIGHTS PER ARCHITECTURAL DRAWINGS



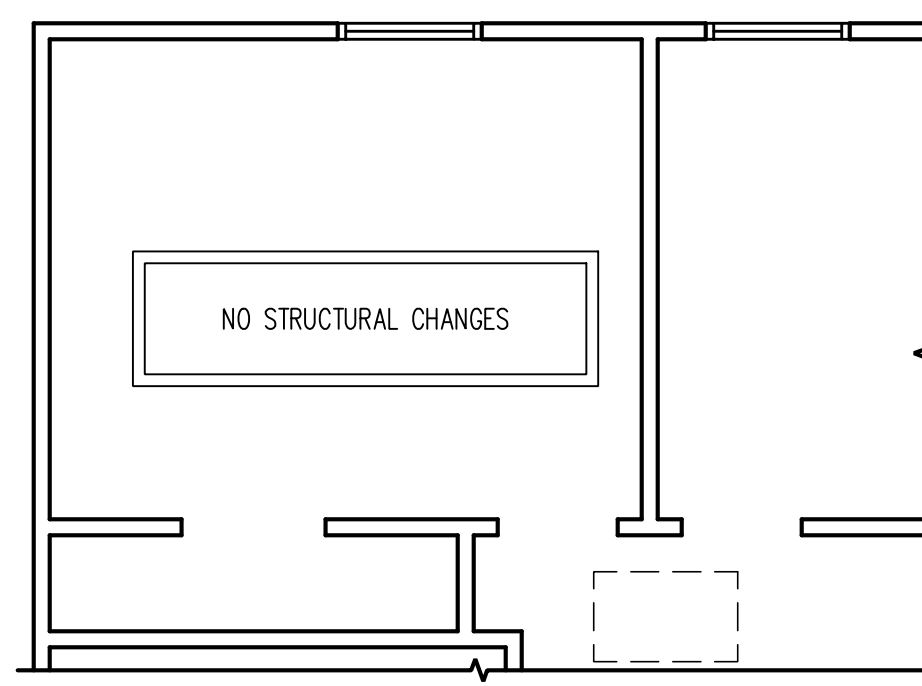
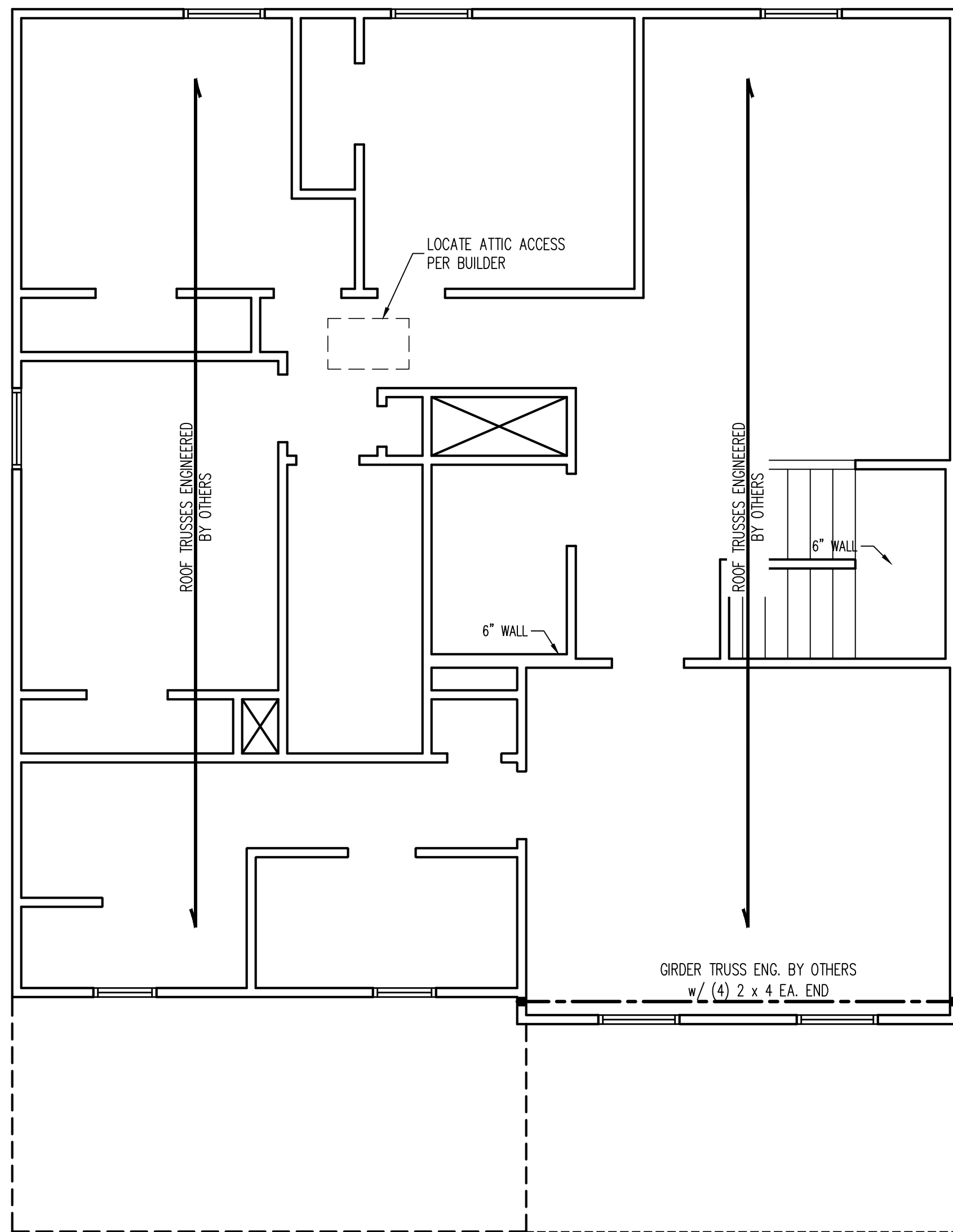
12/6/2024

J.S. THOMPSON ENGINEERING, INC
 333 EAST SIX FORKS ROAD, SUITE 180 - RALEIGH, NC 27609
 PHONE: (919) 789-9919 - FAX: (919) 789-9921
 N.C. LICENSE NO.: C-1733

WASHINGTON
 BEN STOUT CONSTRUCTION

DATE: DECEMBER 5, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: K&A HOME DESIGN
ENGINEERED BY: JAG

S-2b
 SECOND FLOOR
 FRAMING PLAN



OPTIONAL 3 BEDROOM

2 x 6 @ 16" O.C. BALLOON FRAMED WALL FROM BELOW

BRACED WALL DESIGN NOTES:

1. WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R301.1.3 "ENGINEERED DESIGN" OF THE NCRC 2024 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.4 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
2. SHEATH ALL EXTERIOR WALLS w/ 7/16" OSB TO PROVIDE CS-WSP WALL BRACING THAT WILL BRACE THE STRUCTURE FOR ALL LATERAL LOADS AS REQUIRED BY THE NCRC 2024 EDITION.
3. CS-WSP REFERS TO "CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS." CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS WITH HORIZONTAL JOINTS BLOCKED. ATTACH SHEATHING w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
4. GB REFERS TO "GYPSUM BOARD." CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM BOARD ON BOTH SIDES OF WALL (UNO) WHERE NOTED ON THE PLANS ATTACHED WITH 1 1/4" LONG #6 SCREWS OR 1 5/8" LONG 5d COOLER NAILS SPACED 7" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES. WHERE METHOD GB PANELS ARE INSTALLED HORIZONTALLY, BLOCKING OF HORIZONTAL JOINTS IS NOT REQUIRED.
5. BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACED WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2024 EDITION.
6. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
2. ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
3. WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO.). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
4. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SQUARES TO BE (2) STUDS (UNO.)
5. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS IN 120/130 MPH WIND ZONES

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 4'	1
> 4' TO 8'	2
> 8' TO 14'	3
> 14' TO 18'	4

LEGEND

CONT	CONTINUOUS
XT	EXTRA TRUSS
TS	TRUSS SUPPORT
EA	EACH
()	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE



12/6/2024

J.S. THOMPSON ENGINEERING, INC
333 EAST SIX FORKS ROAD, SUITE 180 - RALEIGH, NC 27609
PHONE: (919) 780-9919 FAX: (919) 789-9921
N.C. LICENSE NO.: C-1733

WASHINGTON
BEN STOUT CONSTRUCTION

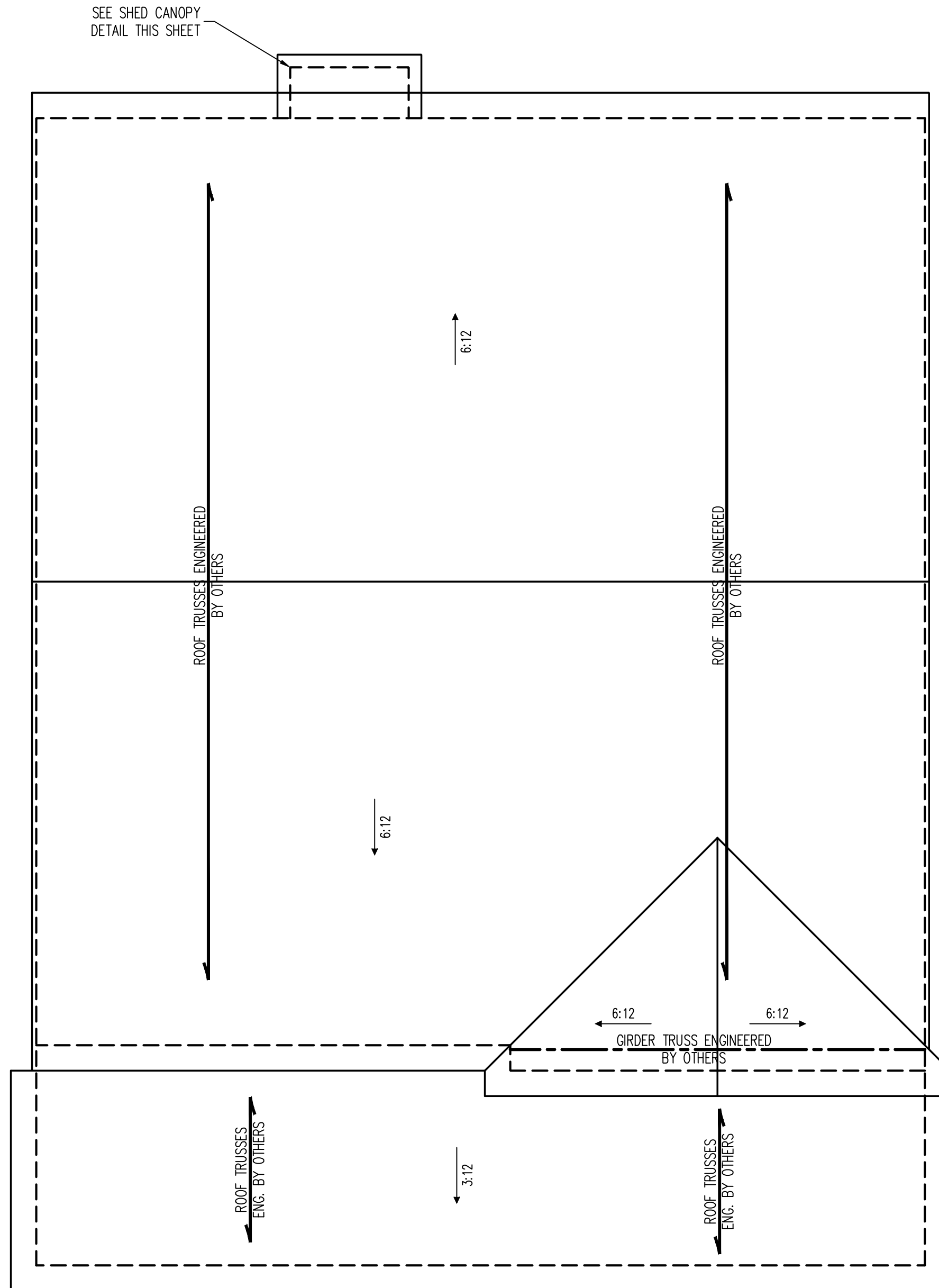
DATE: DECEMBER 5, 2024

SCALE: 1/4" = 1'-0"

DRAWN BY: K&A HOME DESIGN

ENGINEERED BY: JAG

S-3
ATTIC FLOOR
FRAMING PLAN



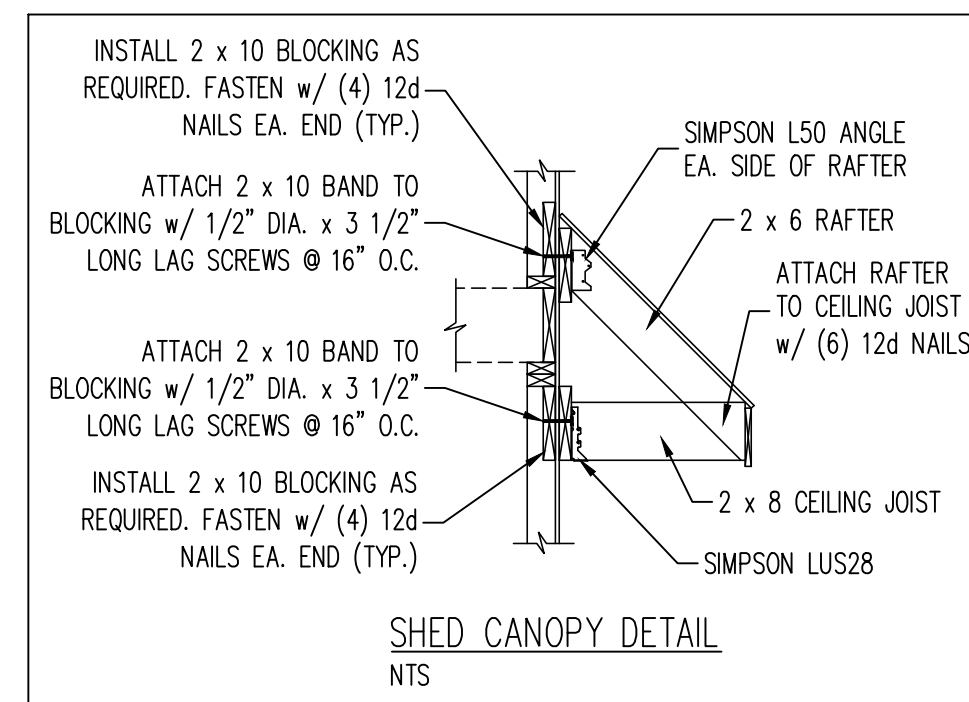
ELEVATION B

- STRUCTURAL NOTES:**
1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
 2. STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
 3. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H2.5A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
 4. REFER TO SECTION R802.11 OF THE 2024 NCRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
 5. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR ROOF PITCHES, PLATE HEIGHTS, DIMENSIONS, OVERHANG WIDTHS, AND ATTIC VENT CALCS.

LEGEND

XT	EXTRA TRUSS
TS	TRUSS SUPPORT
XR	EXTRA RAFTER
RS	RAFTER SUPPORT
CONT	CONTINUOUS
EA	EACH
OC	ON CENTER
SPF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE



SEAL
33736
ENGINEER
MATTHEW G. STROTHER
12/6/2024

J.S. THOMPSON ENGINEERING, INC
333 EAST SIX FORKS ROAD, SUITE 180 - RALEIGH, NC 27609
PHONE: (919) 780-9919 - FAX: (919) 789-9921
N.C. LICENSE NO.: C-1733

WASHINGTON
BEN STOUT CONSTRUCTION

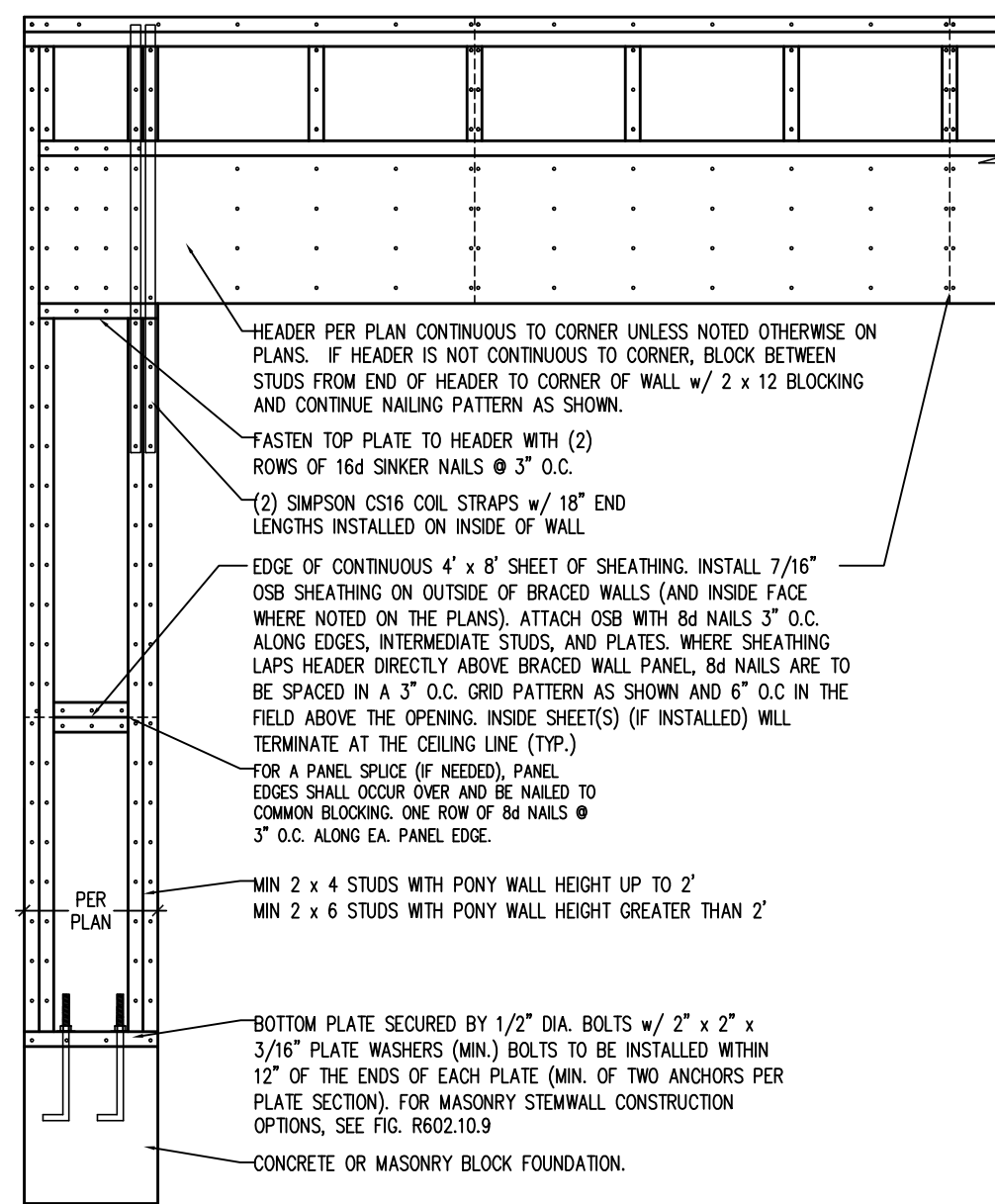
DATE: DECEMBER 5, 2024
SCALE: 1/4" = 1'-0"
DRAWN BY: K&A HOME DESIGN
ENGINEERED BY: JAG

S-4b
ROOF FRAMING PLAN

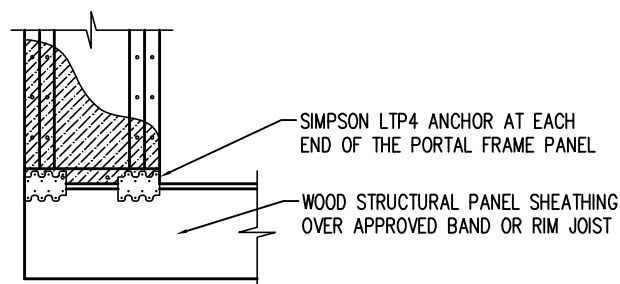


GENERAL WALL BRACING NOTES:

1. WALL BRACING IS BY ENGINEERED DESIGN PER SECTION R301.1.3 "ENGINEERED DESIGN" OF THE NRC 2024 EDITION USING BRACING MATERIALS AND METHODS LISTED IN TABLE R602.10.4 ALONG WITH ALTERNATIVE MATERIALS AND METHODS THAT COMPLY WITH ACCEPTED ENGINEERING PRACTICE. BRACED WALL DESIGN IS NOT PRESCRIPTIVE.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2024 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS, INCLUDING STORIES BELOW THE TOP FLOOR, HAVE BEEN DESIGNED PER R602.3.5 (3). WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST COMBINED UPLIFT AND SHEAR FORCES IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
4. SEE STRUCTURAL SHEETS FOR HOLD DOWN TYPE AND LOCATIONS WHERE REQUIRED AND ANY SPECIAL NOTES OR REQUIREMENTS.
5. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10 UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED. WHEN NOT USING METHOD "GB", GYPSUM TO BE FASTENED PER TABLE R702.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.4
7. CS-WSP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 7/16" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS WITH JOINTS BLOCKED. ATTACH SHEATHING w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0.113" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (U.N.O.).
8. GB REFERS TO THE "GYPSUM BOARD" WALL BRACING METHOD. 1/2" (MIN.) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 7" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (U.N.O.). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R702.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3(1). WHERE METHOD GB PANELS ARE INSTALLED HORIZONTALLY, BLOCKING OF HORIZONTAL JOINTS IS NOT REQUIRED. EXTERIOR GB TO BE INSTALLED VERTICALLY.



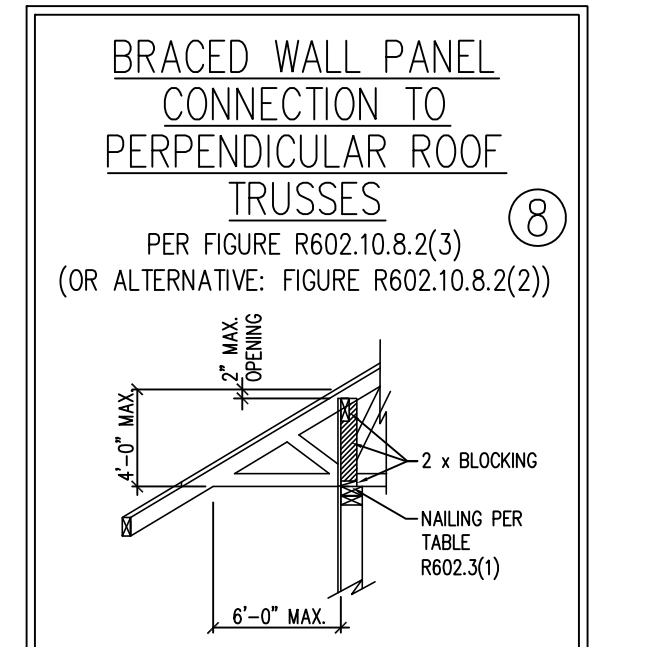
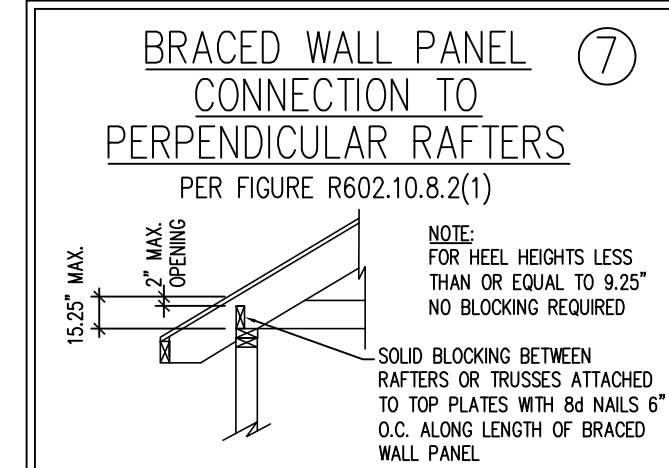
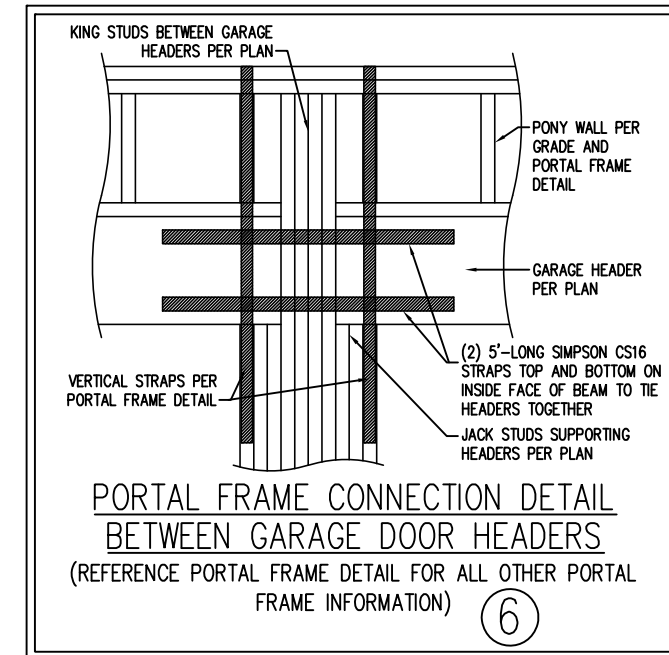
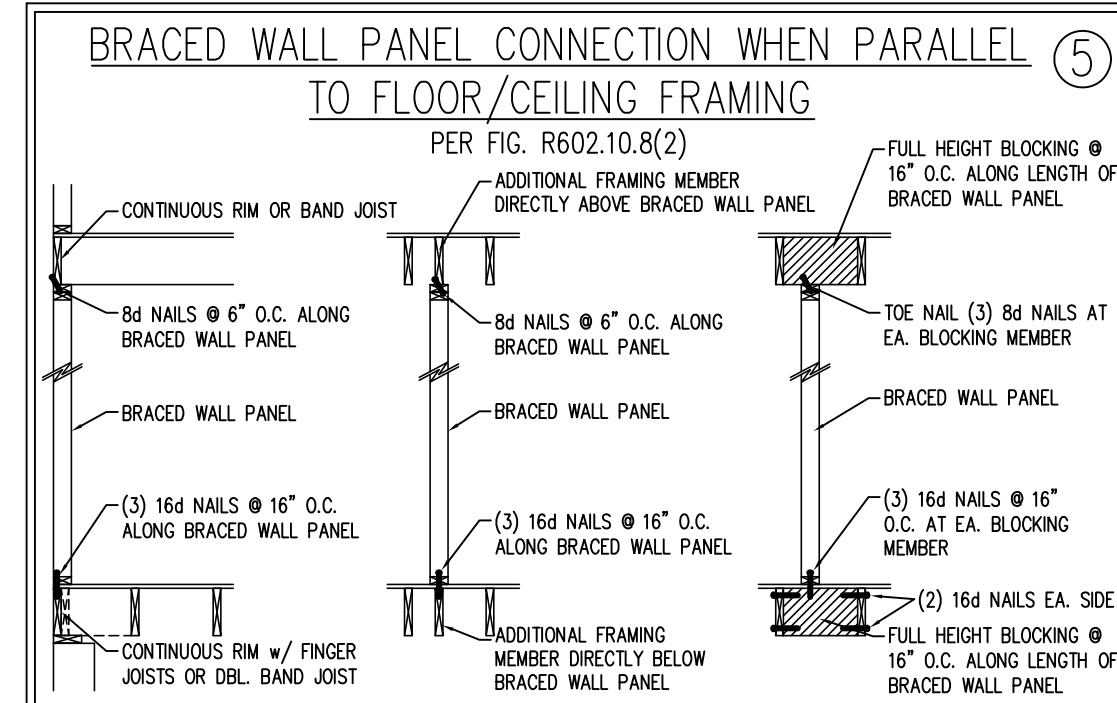
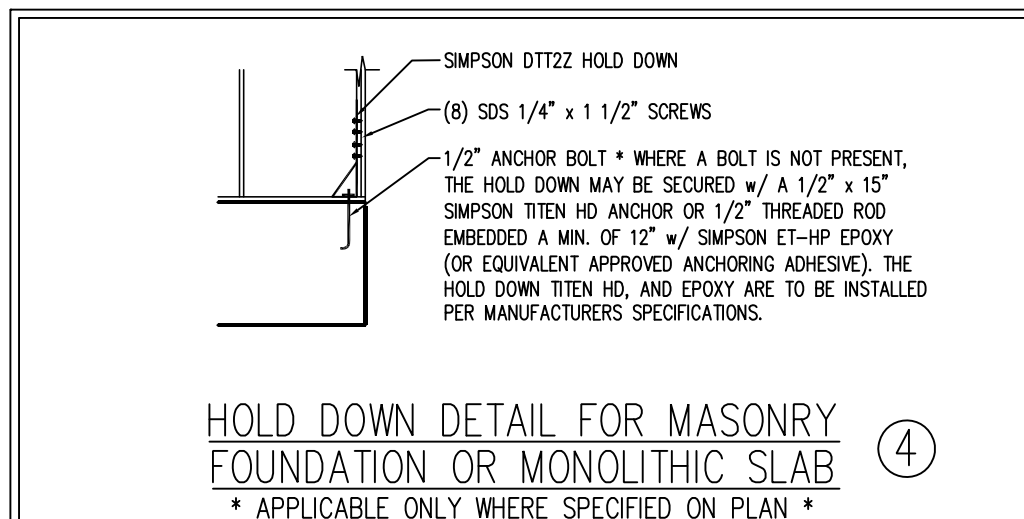
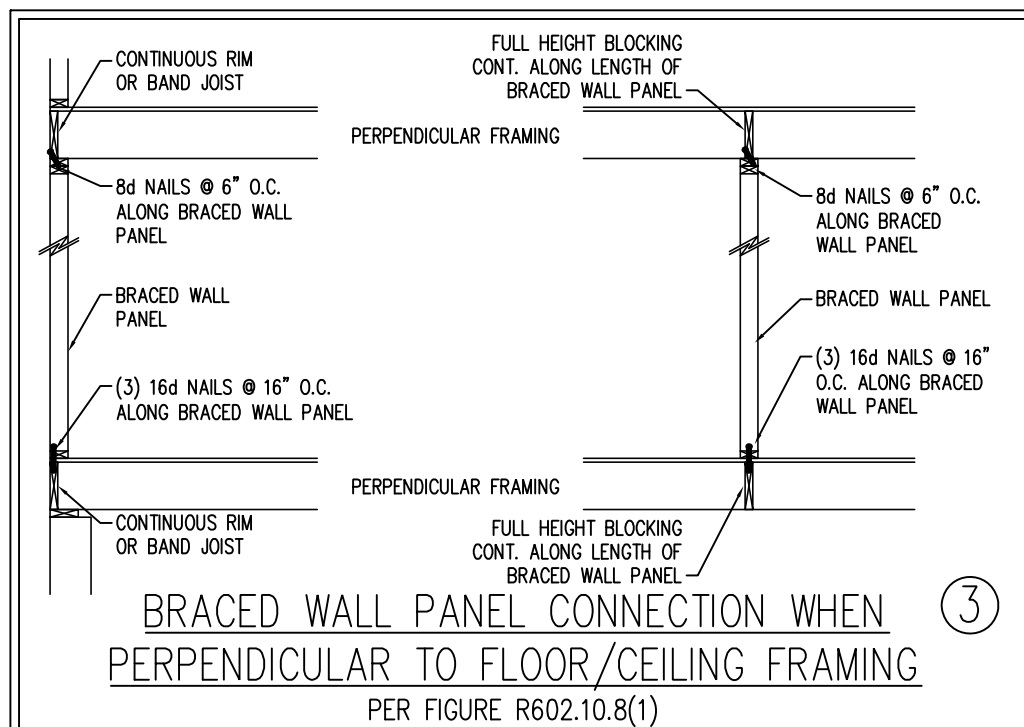
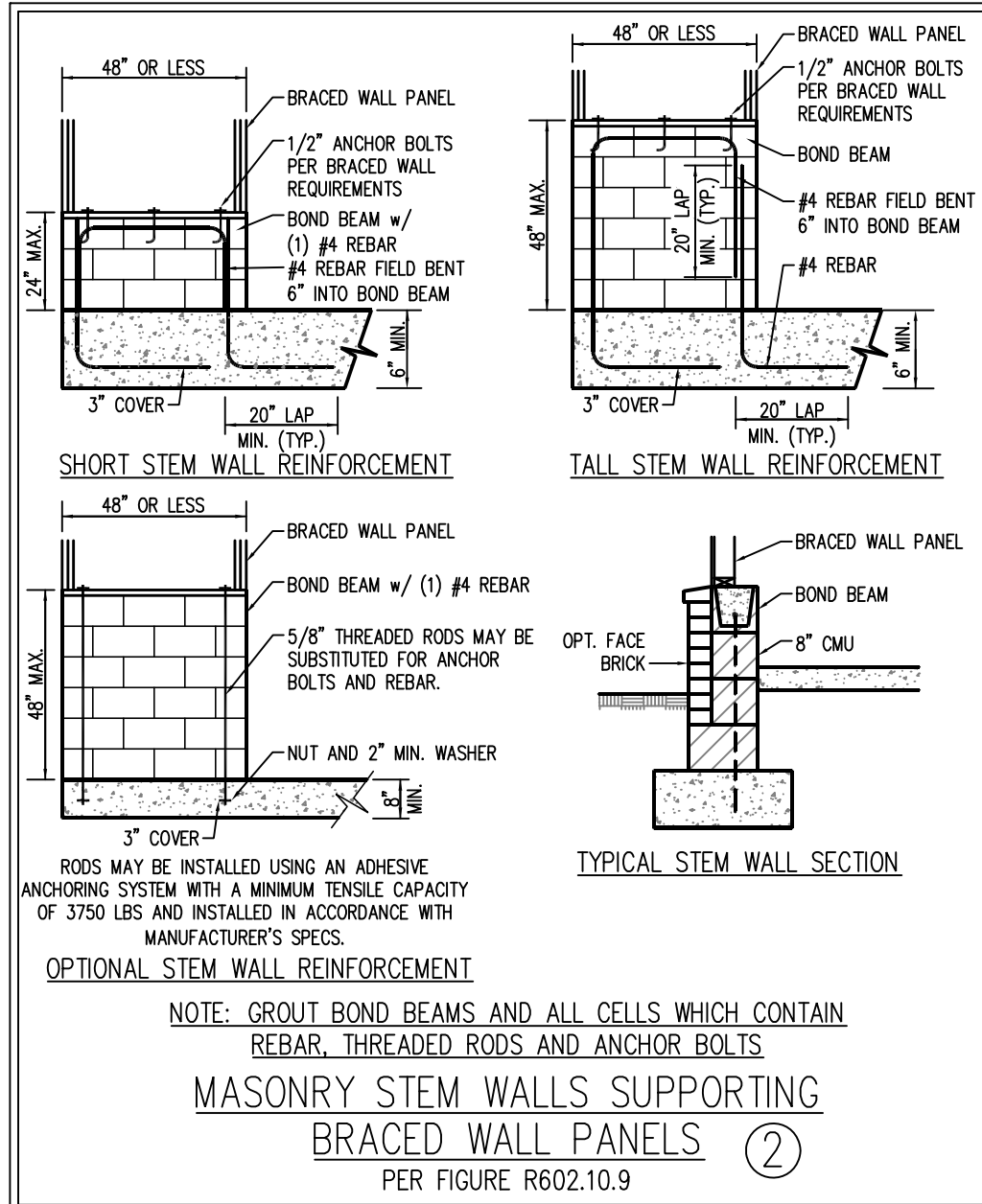
OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

* APPLICABLE w/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS *

METHOD PF - PORTAL FRAME DETAIL ①



This sealed page is to be used in conjunction with a full plan set engineered by J.S. Thompson Engineering, Inc. only. Use of this individual sealed page within architectural pages or shop drawings by others is a punishable offense under N.C. Statute § 89C23



12/6/2024

J.S. THOMPSON ENGINEERING, INC
 333 EAST SIX FORKS ROAD, SUITE 180 - RALEIGH, NC 27609
 PHONE: (919) 789-9919 - FAX: (919) 789-9921
 N.C. LICENSE NO.: C-1733

WALL BRACING NOTES AND DETAILS

DATE: NOVEMBER 1, 2024
SCALE: NOT TO SCALE
DRAWN BY: JST
ENGINEERED BY: JST

BRACED WALL NOTES AND DETAILS AND PORTAL FRAME DETAIL

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIP, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NCRC), 2024 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NCRC, 2024 EDITION (R301.4 - R301.7)

DESIGN CRITERIA:	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (IN)
ATTIC WITH LIMITED STORAGE	20	10	L/240 (L/360 w/ BRITTLE FINISHES)
ATTIC WITHOUT STORAGE	10	10	L/360
DECKS	40	10	L/360
EXTERIOR BALCONIES	40	10	L/360
FIRE ESCAPES	40	10	L/360
HANDRAILS/GUARDRAILS	200	10	L/360
PASSENGER VEHICLE GARAGE	50	10	L/360
ROOMS OTHER THAN SLEEPING ROOM	40	10	L/360
SLEEPING ROOMS	30	10	L/360
STAIRS	40	10	L/360
WIND LOAD	(BASED ON TABLE R301.2(4) WIND ZONE AND EXPOSURE)		
GROUND SNOW LOAD: P _g	20 (PSF)		

SEISMIC DESIGN CATEGORY: B

- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
- FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD

- CLADDING DESIGNED FOR:

120 MPH WIND ZONE			
		POS. (PSF) PRESSURE	NEG. (PSF) PRESSURE
GABLE ROOF CLADDING	FLAT ROOF	+ 6.3	- 44.5
	2.25 TO 5/12	+ 9.6	- 49.8
	5 TO 7/12	+ 11.6	- 41.9
	7 TO 12/12	+ 14.2	- 35.3
HIP ROOF CLADDING	2.25 TO 5/12	+ 11.6	- 36.6
	5 TO 7/12	+ 11.6	- 28.7
	7 TO 12/12	+ 11.1	- 35.6
WALL CLADDING		+ 15.5	- 20.8

130 MPH WIND ZONE			
		POS. (PSF) PRESSURE	NEG. (PSF) PRESSURE
GABLE ROOF CLADDING	FLAT ROOF	+ 7.4	- 52.2
	2.25 TO 5/12	+ 11.3	- 58.4
	5 TO 7/12	+ 13.6	- 49.2
	7 TO 12/12	+ 16.7	- 41.4
HIP ROOF CLADDING	2.25 TO 5/12	+ 13.6	- 43
	5 TO 7/12	+ 13.6	- 33.7
	7 TO 12/12	+ 13	- 41.7
WALL CLADDING		+ 18.2	- 24.4

140 MPH WIND ZONE			
		POS. (PSF) PRESSURE	NEG. (PSF) PRESSURE
GABLE ROOF CLADDING	FLAT ROOF	+ 8.6	- 60.6
	2.25 TO 5/12	+ 13.1	- 67.8
	5 TO 7/12	+ 15.8	- 57
	7 TO 12/12	+ 19.4	- 48
HIP ROOF CLADDING	2.25 TO 5/12	+ 15.8	- 49.8
	5 TO 7/12	+ 15.8	- 39.1
	7 TO 12/12	+ 15.1	- 48.4
WALL CLADDING		+ 21.1	- 28.3

150 MPH WIND ZONE			
		POS. (PSF) PRESSURE	NEG. (PSF) PRESSURE
GABLE ROOF CLADDING	FLAT ROOF	+ 9.9	- 69.6
	2.25 TO 5/12	+ 15	- 77.8
	5 TO 7/12	+ 18.1	- 65.4
	7 TO 12/12	+ 22.2	- 55.2
HIP ROOF CLADDING	2.25 TO 5/12	+ 18.1	- 57.2
	5 TO 7/12	+ 18.1	- 44.9
	7 TO 12/12	+ 17.3	- 55.6
WALL CLADDING		+ 24.3	- 32.5

- FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NCRC, 2024 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NCRC, 2024 EDITION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2024 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. EXCEPTION: #57 OR #67 STONE MAY BE USED AS FILL FOR MAXIMUM DEPTH OF 4 FEET WITHOUT CONSOLIDATION. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NCRC, 2024 EDITION.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SAWED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NCRC, 2024 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.

- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NCRC, 2024 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCMA TR68-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(1), R404.1.1(2), R404.1.1(3), OR R404.1.1(4) OF THE NCRC, 2024 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.2(8) OF THE NCRC, 2024 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE #2 SPF MINIMUM (F_b = 875 PSI, F_v = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (F_b = 975 PSI, F_v = 175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2600 PSI, F_v = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2325 PSI, F_v = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_c = 2500 PSI, E = 1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_c = 2900 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS
 - W AND WT SHAPES: ASTM A992
 - CHANNELS AND ANGLES: ASTM A36
 - PLATES AND BARS: ASTM A36
 - HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B
 - STEEL PIPE: ASTM A53, GRADE B, TYPE E OR S
- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):
 - WOOD FRAMING (2) 1/2" DIA. x 4" LONG LAG SCREWS
 - CONCRETE (2) 1/2" DIA. x 4" WEDGE ANCHORS
 - MASONRY (FULLY GROUTED) (2) 1/2" DIA. x 4" LONG SIMPSON TITEN HD ANCHORS
 - STEEL PIPE COLUMN (4) 3/4" DIA. A325 BOLTS OR 3/16" FILLET WELD

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 9/16" DIAMETER HOLES @ 16" O.C.

- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NCRC, 2024 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.7.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2024 EDITION.
- ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2024 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER STRUCTURAL PLAN. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (U.N.O). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 12d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R703.8.2.1 OF THE NCRC, 2024 EDITION.
- FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
- FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED TO WOOD FRAMING WITH SIMPSON CS16 COIL STRAPPING WITH 9" END LENGTHS OR (2) 6" LONG SIMPSON SDS SCREWS (OR EQUAL) DRIVEN AT AN ANGLE FROM OPPOSITE SIDES. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.
- CONSTRUCT ALL WOOD DECKS ACCORDING TO CHAPTER 47-WOOD DECKS.

This sealed page is to be used in conjunction with a full plan set engineered by J.S. Thompson Engineering, Inc. only. Use of this individual sealed page within architectural pages or shop drawings by others is a punishable offense under N.C. Statute § 89C-23

J.S. THOMPSON
ENGINEERING, INC.
333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609
PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO.: C-1733

STANDARD STRUCTURAL NOTES

DATE: NOVEMBER 4, 2024
DRAWN BY: JST
ENGINEERED BY: JST

STRUCTURAL NOTES

SQUARE FOOTAGE

HEATED SQUARE FOOTAGE

FIRST FLOOR= 1086
 SECOND FLOOR= 1235
 THIRD FLOOR= N/A
 BASEMENT= N/A

UNHEATED SQUARE FOOTAGE

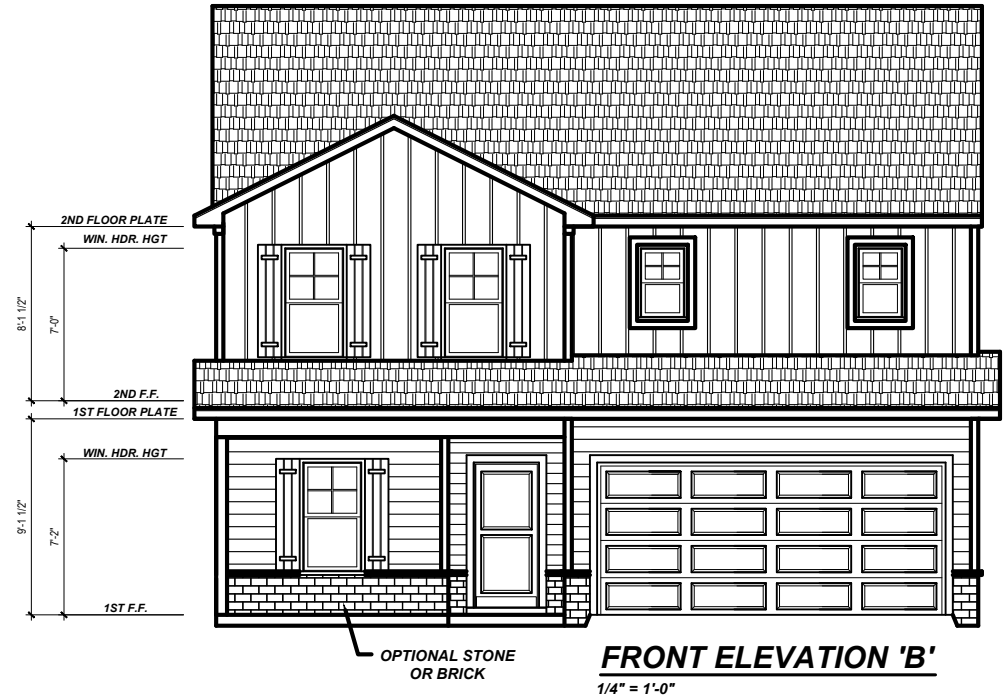
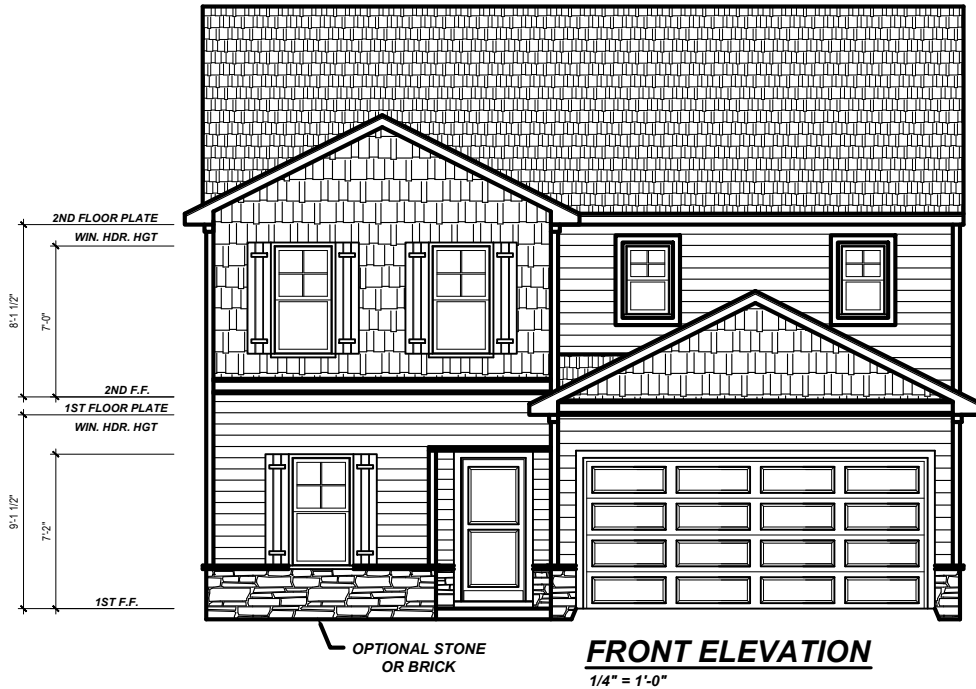
GARAGE= 380
 FRONT PORCH= N/A
 SCREEN PORCH= N/A
 DECK= N/A
 STORAGE= N/A

TOTAL HEATED= 2321

TOTAL UNHEATED= 380

WASHINGTON ('9A' & '9B') - GR

PROJECT #: 23-074



SQUARE FOOTAGE

HEATED SQUARE FOOTAGE

FIRST FLOOR= 1086
 SECOND FLOOR= 1235
 THIRD FLOOR= N/A
 BASEMENT= N/A

UNHEATED SQUARE FOOTAGE

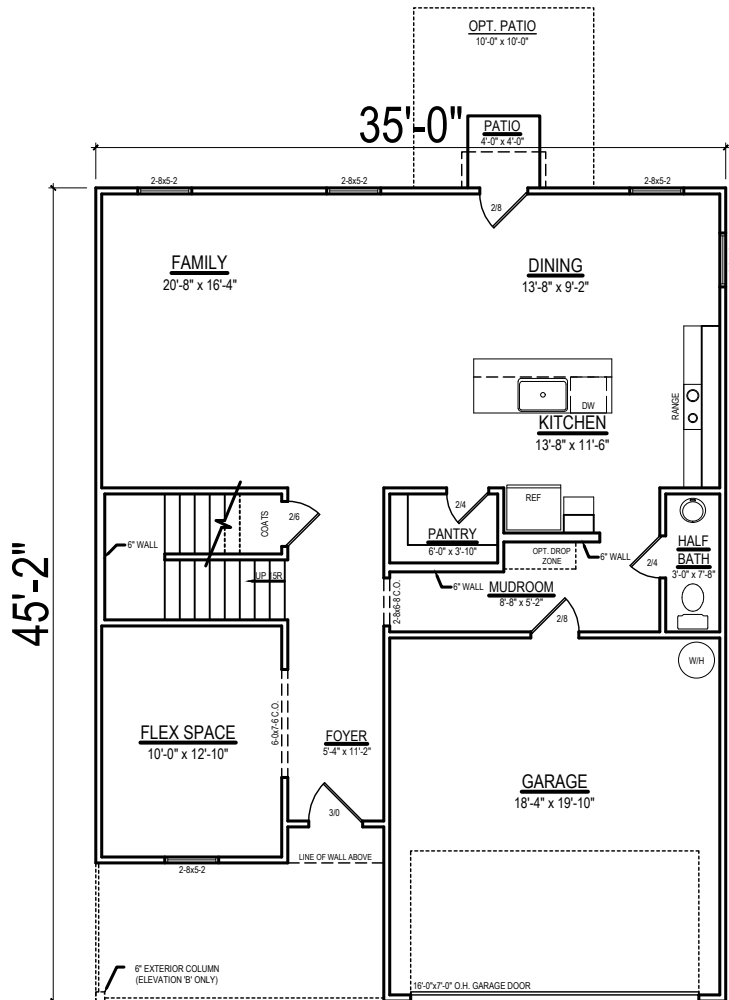
GARAGE= 380
 FRONT PORCH= N/A
 SCREEN PORCH= N/A
 DECK= N/A
 STORAGE= N/A

TOTAL HEATED= 2321

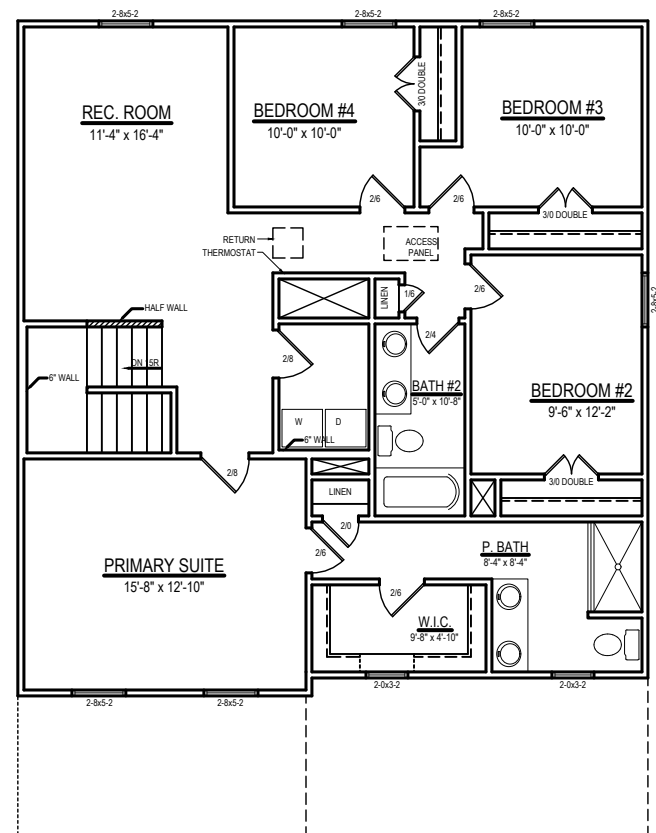
TOTAL UNHEATED= 380

WASHINGTON ('9A' & '9B') - GR

PROJECT #: 23-074



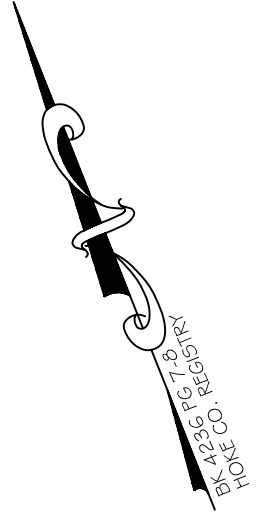
FIRST FLOOR PLAN
 1/4" = 1'-0" CEILING HT. = 8'-0"



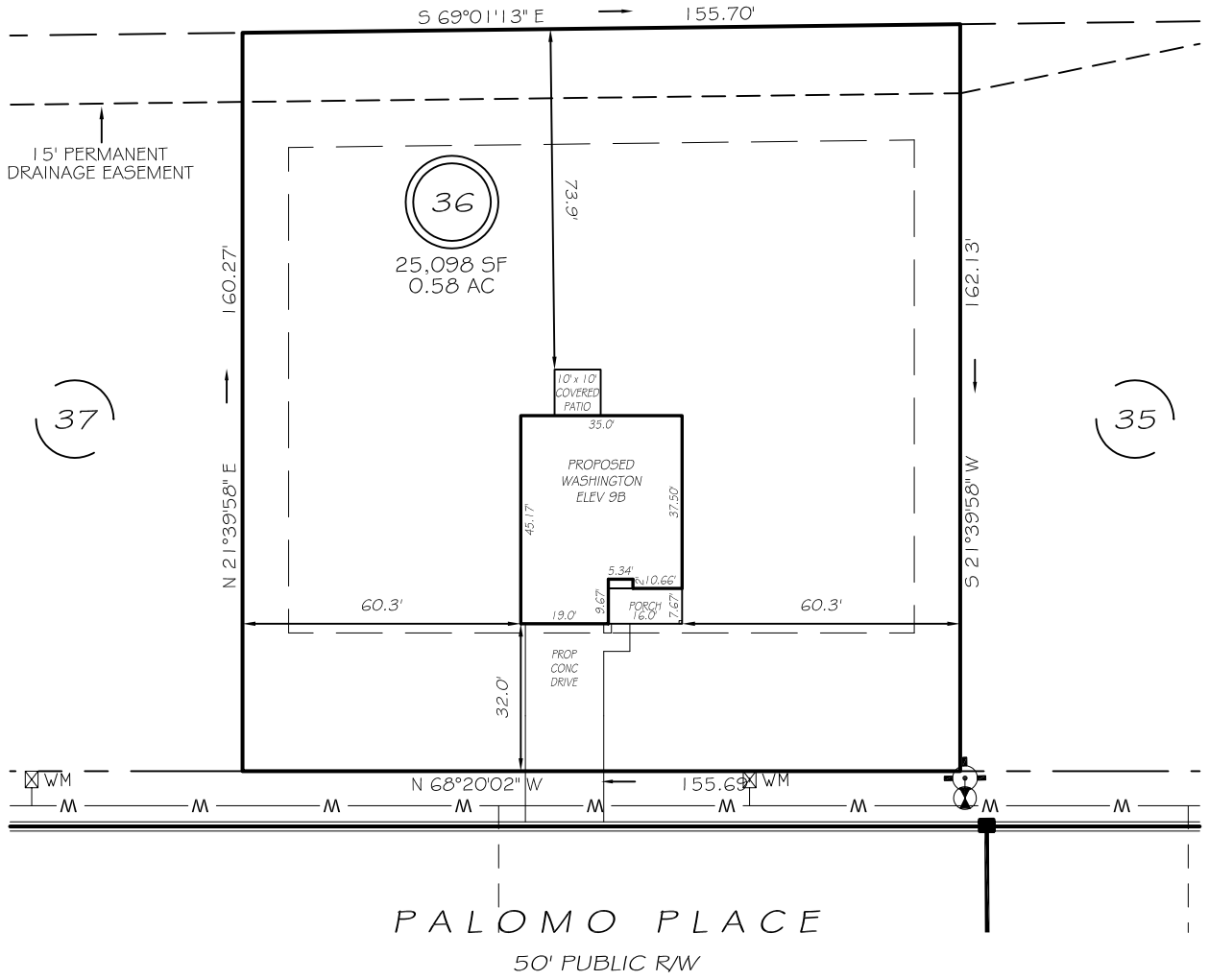
SECOND FLOOR PLAN
 1/4" = 1'-0" CEILING HT. = 8'-0"

I, MICHAEL P. GRIFFIN, certify that under my direction and supervision this map was drawn from an actual field survey; that the error of closure of the survey as calculated by coordinates is 1: 10,000+; that the area shown hereon was calculated by coordinates. Dashed lines shown hereon were not surveyed.

Witness my hand and seal this day of MONTH 2024.



N/F
 SIMPSON, PATRICK J.
 SIMPSON, KARAPIN
 PIN: 584950001074
 ZONED: RA-20



PALOMO PLACE
 50' PUBLIC RW

SETBACKS

FRONT	30'
REAR	25'
SIDE	10'
CORNER SIDE	30'

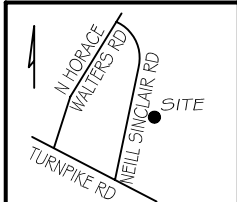


REVISION: NEW PLANS 12/3/24

P R E L I M I N A R Y
 NOT FOR RECORDATION,
 SALES OR CONVEYANCE

LEGEND

EIP	EXISTING IRON PIPE	FES	FLARED END SECTION
RBS	REBAR SET	WM	WATER METER
R/W	RIGHT OF WAY	CO	CLEAN OUT
N/F	NOW OR FORMERLY	FH	FIRE HYDRANT
EIS	EXISTING IRON STAKE	CB	CATCH BASIN



GLS GRIFFIN LAND SURVEYING, INC.
 P.O. BOX 148
 FUQUAY-VARINA, NC 27526
 (919) - 567 - 1963
 FIRM LIC.# C-1345

PLOT PLAN
 FOR
BEN STOUT
CONSTRUCTION
 BUFFALO CREEK
 LOT 36
 PALOMO PLACE
 RAEFORD, N.C.
 HOKE COUNTY BLUE SPRINGS TOWNSHIP

DRAWN BY KDF	DATE 10/9/24
CHECKED BY MPG	SCALE 1" = 40'

FILED Nov 20, 2024
AT 11:34:07 AM
BOOK 01565
START PAGE 0050
END PAGE 0070
INSTRUMENT # 07931
EXCISE TAX \$0.00
NL

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR
BUFFALO CREEK
(A Residential Subdivision)**

Prepared by/return to:
Parker C. Lee
Person & Lee PLLC
231 Fairway Dr.
Fayetteville, NC 28305

**THIS DOCUMENT REGULATES OR PROHIBITS THE DISPLAY
OF POLITICAL SIGNS** – Article V, Section 15 of these covenants regulates the display of
political signs in accordance with North Carolina General Statutes Chapter 47F-3-121(2)

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this
“Declaration”) is made this the 18th day of November 2024, by Graceland Development, Inc., the owner of
the Property, and Benjamin Stout Real Estate Services, Inc. hereinafter referred to as “Declarant”.

(Remainder of Page Intentionally Left Blank)

submitted electronically by "Person & Lee PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the Memorandum of Understanding with
the office of the Register of Deeds of Hoke county. NCGS 47-14(a1)(5).

WITNESSETH:

Declarant is the owner of certain property in Hoke County, North Carolina shown on plat entitled:

"BUFFALO CREEK SUBDIVISION" recorded in Plat Book 4236 Page(s) 7 & 8, of the Hoke County, NC, Registry (hereinafter "Buffalo Creek").

Buffalo Creek will be comprised of single family residential homes. Declarant desires to provide for the preservation of the values and amenities, and for the maintenance of the common area, in Buffalo Creek and under a general plan or scheme of improvement desires to subject said property to the covenants, restrictions, easements, affirmative obligations, charges and liens hereinafter act forth, hereinafter referred to as the "Covenants" or the "Declaration", all of which is hereby declared to be for the benefit of said property and each and every owner of any and all parts thereof.

Declarant deems it desirable, for the efficient preservation of the values and amenities in said community, to create an agency to which can be delegated and assigned the power and authority of maintaining and administering the common properties, administering and enforcing these covenants and restrictions and collecting and disbursing all assessments and charges necessary for such maintenance, administration and enforcement. Buffalo Creek Community Owners Association, Inc. is incorporated under the laws of the State of North Carolina as a non-profit corporation and can exercise the functions aforesaid, which functions are hereinafter more fully set forth.

NOW THEREFORE, the Declarant declares that the real property depicted on the above-described plats shall be held, transferred, sold, conveyed, given, donated, leased, occupied and used subject to the covenants, restrictions, conditions, easements, changes, assessments, affirmative obligations, and liens hereinafter set forth. This Declaration and the affirmative and negative burdens of these covenants, shall touch and concern and run with the land herein referred to as the "Property." All rights and easements reserved by the Declarant hereunder shall also be reserved to the assignees and successors in interest of the Declarant.

ARTICLE I
DEFINITIONS

Section 1. "Association" shall mean and refer to Buffalo Creek Community Owners Association, Inc., a North Carolina non-profit corporation, its successors and assigns.

Section 2. "Board" or "Board of Directors" shall mean those persons elected or appointed and acting collectively as the Board of Directors of the Association.

Section 3. "Common Properties" or "Common Areas" shall mean and refer to:

- (a) "Common Area", "Mail Kiosk" "Sign Easement", "10x70 Sight Triangle", "20' Storm Easement" any "Variable Drainage Easement", any "10' Utility Easement", "15' wide Open Space Access Easement" "Open Space Deeded Easement" "15" Storm Easement" "5' Concrete Sidewalk with 5' Easement" and all other utility and drainage easements affecting or benefiting the Property; all as shown on the Plat;
- (b) any landscaping or hardscaping within the common areas;
- (c) any improvements constructed or as may be constructed within the common areas;

- (d) any personal property acquired by the Association; and
- (e) any adjoining real property acquired by the Association for the purposes of drainage, water management, or any other noncommercial purpose.

All Common Area is to be devoted to and intended for the common use and enjoyment of the Owners, persons occupying dwelling places or accommodations of Owners on a guest or tenant basis, and visiting members (to the extent permitted by the Board of Directors of the Association) subject to the fee schedules and operating rules adopted by the Association; provided, however, that any lands which are leased by the Association for use as Common Area shall lose their character as Common Area upon the expiration of such Lease.

Section 4. "Common Expenses" shall mean and include:

- (a) All sums lawfully assessed by the Association against its members;
- (b) Expenses of administration, maintenance, repair, or replacement of the Common Area, including, without limitation, all labor, services, common utilities, materials, supplies, equipment, costs incurred in acquiring a Lot pursuant to a judicial sale, legal, accounting or managerial fees, and all expenses in connection with the Association's responsibilities under any stormwater management agreement (the "Stormwater Agreement") affecting the Property;
- (c) Expenses declared to be common expenses by the provisions of this Declaration or the Bylaws;
- (d) Hazard, liability, or such other insurance premiums as the Declaration or the Bylaws may require the association to purchase or as the Association may deem appropriate to purchase;
- (e) Ad valorem taxes and public assessment charges lawfully levied against Common Area;
- (f) The expense of the maintenance of drainage and utility easements and facilities located therein which are within the boundaries of the Common Area; provided, however that maintenance of drainage easements located within the Lots shall remain the responsibility of the Lot Owners.
- (g) Payments into any escrow account required under any Stormwater Agreement, which may include funding of the escrow account prior to a transfer of maintenance and operation responsibilities from Declarant to Association; and
- (h) Any other expenses determined by the Board or approved by the members to be common expenses of the Association.

Section 5. "Declarant" shall mean Ben Stout Construction., a North Carolina Limited Liability Company, its successors and assigns.

Section 6. "Covenants" or "Declaration" shall mean this instrument as it may be from time to time amended, supplemented, modified or incorporated by reference.

Section 7. "Lot" shall mean and refer to any numbered plot of land shown on the Plat or any plat of any additional phases of Buffalo Creek, as such map or maps may be from time to time recorded, amended, or modified, excluding any infiltration basin, common area or open space.

Section 8. "Member" shall mean and refer to every person or entity entitled to membership in the Association.

Section 9. "Owner" shall mean and refer to the owner as shown by the records in the Register of Deeds of Hoke County, North Carolina, whether it be one or more persons, firms, associations, corporations, or other legal entities, including the Declarant, of fee title to any Lot depicted on the plat of Buffalo Creek, but, notwithstanding any applicable theory of a mortgage, shall not mean or refer to the mortgagee or holder of a security deed, its successors or assigns, unless and until such mortgagee or holder of a security deed has acquired title pursuant to foreclosure or a proceeding or deed in lieu of foreclosure; nor shall the term Owner mean or refer to any lessee or tenant of an Owner.

Section 10. "Period of Declarant Control" means the period commencing on the date hereof and continuing until the earlier of (i) December 31, 2045; or (ii) when Declarant has voluntarily terminated its Declarant Rights hereunder in writing.

Section 11. "Plat" or "Plats" shall refer to the following:

Plat entitled "BUFFALO CREEK Subdivision" recorded in Plat Book 4236 Page 7 & 8 of the Hoke County, NC, Registry.

Section 12. "Property" or "Subdivision" shall mean and refer to the land as shown on the Plats. "Property" shall also include future sections of Buffalo Creek as the same may be annexed pursuant to Article II below.

ARTICLE II PROPERTY, UTILITIES, AND RESERVED RIGHTS

Section 1. Existing Property. The real property which is and shall be held, transferred, sold, conveyed, given, donated, leased and occupied subject to these covenants is defined as the Property above.

Section 2. Annexation of Additional Property. At any time prior to the end of the Period of Declarant Control, additional land may be annexed by the Declarant without the consent of the Members and therefore become subject to this Declaration by the recording by Declarant of a plat showing such property to be annexed and of a supplementary declaration extending the operation and effect of this Declaration to the property to be annexed. Any property annexed pursuant to this subsection may be annexed and subjected to this Declaration as one parcel or as several parcels at different times. The addition of such property pursuant to this section may increase the cumulative number of Lots within the Property and therefore, may alter the relative maximum voting strength of the various types of Members. Any Supplemental Declaration may contain such complementary additions and/or modifications of the covenants and restrictions contained in this Declaration, including, without limitation, different voting rights and different annual and special assessments for the Lots so annexed as Declarant, in its sole discretion, may deem necessary or appropriate to reflect the different character or use of the property added. A Supplemental Declaration annexing additional property need only be executed by the Declarant and, if applicable, by the owner of the property being annexed, and shall not require the joinder or consent of the Association or any of its Members.

Section 3. Special Declarant Rights. Declarant reserves the following special declarant rights for the entire Property during the Period of Declarant Control:

- (a) To complete any and all improvements indicated on the plats and plans;
- (b) To exercise any development right reserved in this Declaration;

- (c) To construct and maintain any sales office, signs advertising the Property or any property which may be added thereto, management office or model on any of the Lots or on any of the Common Area shown on the plat;
- (d) To use easements through the Common Area for the purpose of making improvements within the Property or any property added thereto; to enter upon the subdivision for access, including ingress and egress for both vehicles and pedestrians, to and from any public street; or to connect at Declarant's expense to any street, roadway walkway or other means of access located on the Common Area;
- (e) To create and add Lots, to alter the size of any Lot, combine or merge two or more Lots, to subdivide Lots or other Property into Common Property, to add Common Area, or to extend streets and utilities through Lots;
- (f) To appoint or remove any officer or member of the Association Board during the period of Declarant control;
- (g) To annex any adjacent property developed in conformity with this Declaration;
- (h) To transfer responsibility for any storm water best management practices or facilities affecting the Property to the Association in accordance with any Stormwater Agreement; or
- (i) To approve any supplemental declaration or other declaration of covenants, conditions or restrictions affecting any phase, sub-section or other portion of Buffalo Creek; without Declarant's review and consent, such supplement declaration or other declaration of covenants, conditions or restrictions shall be voidable in the sole discretion of Declarant.
- (j) To set reasonable annual assessments based on common expenses laid out in the Associations budget without the joinder or ratification of the Members.

Section 4. Utilities Reserved by Declarant. Declarant reserves the right to subject the Property to a contract with public utility provider(s) for the installation of overhead and/or underground electric cables and/or the installation of street lighting, either or both of which may require an initial payment and/or a continuing monthly payment to such public utility provider by the owner of each Lot. Declarant may devote any Lot or portion thereof, not already sold, for any construction and uses which it, in its discretion, deems necessary in order to provide the subdivision with utilities.

Section 5. Utility Easements. Easements for installation and maintenance for utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may interfere with the installation and maintenance of utilities, or which may change the direction or flow of drainage, or which may obstruct or retard the flow of water.

Section 6. Easements for Governmental Access. An easement is hereby established over the Common Area and every Lot within the Property for the benefit of applicable governmental agencies for installing, removing, and reading water meters, maintaining and replacing water and sewer facilities, and acting for other purposes consistent with public safety and welfare, including, without limitation, law enforcement, fire protection, garbage collection and the delivery of mail.

ARTICLE III PROPERTY RIGHTS IN THE COMMON AREA

Section 1. Owners' Easement of Enjoyment in Common Area. Except as limited by the provisions of this Declaration, by the rules and regulations adopted by the Board of Directors of the Association, and any fees or charges established by the Board of Directors of the Association, every Owner shall have a right of easement of enjoyment in and to the Common Area and such easement shall be appurtenant to and shall pass with the title of every Lot.

Section 2. Delegation of Use.

- (a) Family. The right and easement of enjoyment and access granted to every Owner by Section 1 of this Article may be exercised by members of the Owner's family who occupy the residence of the Owner within the Properties as their principal residence.
- (b) Tenants; Contract Purchasers. The right and easement of enjoyment and access granted to every Owner by Section 1 of this Article may be delegated by such Owner to his tenants or contract purchasers who occupy a residence within the Properties.
- (c) Guests. The right and easement of enjoyment and access granted to every Owner by Section 1 of this Article may be delegated to guests of such Owners, tenants or contract purchaser, subject to such rules and regulations as may be established by the Board of Directors.
- (d) Suspension of Rights. The rights of any delegate of an Owner shall be suspended by, upon and during suspension of such Owner's rights as provided in this Declaration. Additionally, the privilege granted to guests and tenants of Owners to use and enjoy the Common Areas, subject to the rules, regulations and fees, if any, established by the Association for such use, (other than ingress and egress) may be denied to or withdrawn from such guests or tenants by an affirmative vote of ninety percent (90%) of the votes cast at a meeting of the Association called for the purpose of voting on such denial or withdrawal.

Section 3. Access Easement. Appurtenant to each Lot is an easement over the streets and roadways within the Properties for access, ingress and egress from and to public streets and an easement for pedestrian access, ingress and egress over sidewalks and walkways in the Common Area. Any such easement shall be upon such walkways, driveways or other ways as are designated by the Declarant and/or the Association and shall be subject to the terms of this Declaration.

Section 4. Title to Common Area. The Declarant covenants for itself, its successors or assigns, that it shall convey to the Association by warranty deed the "Common Properties" or "Common Area" prior to the conveyance of the first Lot. All said parcels of land may be conveyed to the Association subject to: (1) all restrictive covenants of record at that time, including but by no means limited to this Declaration; (2) easements reserved by the Declarant herein for special declarant rights; and (3) any Stormwater Agreement affecting the Property.

Section 5. Extent of Owners' Easement. The rights and easements of enjoyment created hereby shall be subject to the following:

- (a) the right of the Association, in accordance with its Bylaws, to borrow money from the Declarant or any other lender for the purpose of improving and/or maintaining the Common Area and providing services authorized herein and in aid thereof to mortgage said properties;
- (b) the right of the Association to take such steps as are reasonably necessary to protect the above-described properties against foreclosure;
- (c) the right of the Association to suspend the rights and easements of enjoyment of any Owner, or any tenant or guest of any Owner, for any period during which the payment of any assessment against any Lot owned by such Owner remains delinquent, and for any infraction of its published rules and regulations, it being understood that any suspension for either nonpayment of any assessment or a breach of the rules and regulations of the Association shall

not constitute a waiver or discharge of the Owner's obligation to pay the assessment;

- (d) the right of the Association to charge reasonable admission and other fees for the use of any recreational facilities situated or constructed on the Common Area and to limit the use of such facilities to Owners who occupy a residence on the Properties and to their families, tenants and guest, as provided in this Article;
- (e) the right of the Declarant or the Association by its Board of Directors to dedicate or transfer to any public or private utility, utility easements on any part of the Common Area; and
- (f) the right of the Association to give, dedicate, sell or exchange all or any part of the Common Area, including leasehold interests, to any public agency, authority, public service district, or private concern for such other purposes and subject to such conditions as may be agreed to by the Members, provided that no such gift or sale or determination as to the purposes or as to the conditions thereof shall be effective unless such dedication, transfer and determination as to purposes and conditions shall be authorized by (i) the Declarant as long as it owns any portion of the Property and (ii) the affirmative vote of three-fourths (3/4) of the votes cast at a duly called meeting of the Association, subject to the quorum requirements established herein and unless written notice of the meeting and of the proposed agreement and action thereunder is sent to every Member of the Association at least thirty (30) days prior to such meeting. A true copy of such resolution together with a certificate of the results of the vote taken thereon shall be made and acknowledged by an officer of the Association and such certificate shall be annexed to any instrument of dedication or transfer affecting the Common Area prior to the recording thereof. Nothing herein shall be deemed to prohibit the Board of Directors of the Association, without the consent of the Members, from granting easements over and across the Common Area to any public agency, authority or utility for the installation and maintenance of sewerage, utility (including cable television) or drainage facilities when, in the opinion of the Board, such easements are necessary for the convenient use and enjoyment of properties within Buffalo Creek.
- (g) the right of Declarant to use Common Area for promotional, sales, and similar purposes during the Period of Declarant Control;
- (h) the right of the Association to open the Common Area and, in particular, any recreational facilities constructed thereon, for use by non-members of the Association;
- (i) the right of the Association to expand or add to the Common Area and to improve, maintain and operate the Common Area;
- (j) the right of the Association to adopt, promulgate and enforce rules and regulations concerning the use of the Common Area; and
- (k) the special Declarant rights reserved herein.

Section 6. Regulation and Maintenance of Common Area and Common Area Easements. It is the intent of the Declarant that the Common Area be preserved for the perpetual benefit of the Owners.

- (a) **Regulation of Common Area.** The Association may adopt and promulgate rules and regulations governing the use of the Common Area by Owners and their family, guests and invitees. No Owner or other permitted user shall use the Common Area or any portion thereof in violation of the rules and regulations contained in this Declaration or subsequently adopted by the

Association.

Without limiting the generality of the foregoing, except as specifically provided herein, no Owner or tenant, guest or invitee of an Owner shall, without specific prior written consent of the Association: (1) damage or waste the Common Area or improvements thereon or remove any trees or vegetation therefrom; (ii) erect any gate, fence, structure or other improvement or thing on the Common Area; (iii) place any garbage receptacle, trash or debris on Common Area; (iv) fill or excavate any part of the Common Area; (v) landscape or plant vegetation on Common Area; or (vi) use the Common Area or any part thereof in a manner inconsistent with or in any way interfering with the rights of other Owners.

- (b) **Rights and Responsibilities of the Lot Owners as to Common Area Easements.** Each Owner of a Lot upon which a Common Area easement lies shall pay all property taxes and other assessments levied against his Lot, including that portion of such tax or assessment as is attributable to such Common Area easement. Each Owner shall be responsible for the surface maintenance – i.e. mowing, trimming, etc. – of any area included within any easement area crossing the Lot notwithstanding the fact that the easement is dedicated to the Association.
- (c) **Rights and Responsibilities of the Association as to the Common Area.** The Association shall have the right and obligation to ensure that the Common Area is preserved for the perpetual benefit of the Owners, and, to that end, shall: (i) maintain the Common Area in its natural or improved state, as appropriate, and keep it free of impediments to its use by the Owners, subject to the provisions of this Declaration; (ii) procure and maintain adequate liability insurance covering the Association and its Members, Directors and officers, against any loss or damage suffered by any person resulting from use of the Common Area, and adequate hazard insurance covering the real and personal property owned in fee by the Association; and (iii) pay all property taxes and assessments for public and private capital improvements made to or for the benefit of the Common Area levied against Common Area owned in fee by the Association. Upon default by the Association in the payment to the governmental authority entitled thereto of any *ad valorem* taxes levied against the Common Area or assessments for public improvements to the Common Area, which default shall continue for a period of six months, each Owner of a Lot in Buffalo Creek shall become personally obligated to pay to the County Tax Assessor a portion of such taxes or assessments in an amount determined by dividing the total taxes and/or assessments due by the total number of Lots in Buffalo Creek. If such sum is not paid by the Owner within thirty days following receipt of notice of the amount due, then such sum shall become a continuing lien on the Lot of the then Owner(s), the Owner(s)' heirs, devisees, personal representatives, assigns, and the County Tax Assessor may either bring an action at law against the Owner personally obligated to pay the same or may elect to foreclose the lien against the property of the Owner. The Common Area may not be further subdivided, developed or conveyed by the Association, except where approved under the provisions of the Hoke County Code of Ordinances Section 2402 and the Hoke County Zoning Ordinance.
- (d) **Declarant's and Association's Right of Entry.** The Declarant and the Association and the employees, agents, contractors and subcontractors of each, shall have a non-exclusive right and easement at all times to enter upon any portion of a Lot reserved or designated as a Common Area easement for the purposes of: (i) installing and maintaining entrance signs, features, fencing and landscaping; and (ii) making such improvements to the Common Area; and (iii) maintaining the Common Area easement in its natural or improved state.

ARTICLE IV
ARCHITECTURAL CONTROL

Section 1. Architectural Approval. No residence or other building, and no fence, wall, utility yard, driveway, solar panel, swimming pool or other structure or improvement, regardless of size or purposes, whether attached to or detached from the main residence, shall be commenced, placed, erected or allowed to remain on any Lot, nor shall any addition to or exterior change or alteration thereto be made, unless and until building plans and specifications covering the same, showing the nature, kind, shape, height, size, materials, floor plans, exterior color schemes with paint samples, location and orientation on the Lot and approximate square footage, construction schedule, on-site sewage and water facilities, and such other information as the Declarant or the ARC (as hereinafter defined) shall require, including, if so required, plans for the grading and landscaping of the Lot showing any changes proposed to be made in the elevation of surface contours of the land, have been submitted to and approved in writing by the Declarant or by an Architectural Review Committee ("ARC") composed of three or more persons appointed by the Board of Directors of the Association and until a copy of all such plans and specifications, as finally approved by the Declarant have been lodged permanently with the Declarant or the ARC. The Declarant or ARC, as the case may be, shall have the absolute and exclusive right to determine the style and appearance of the dwellings, including, but not limited to flag staffs, fences, walls, buildings outbuildings, garages, storage sheds, lawn decorations, structures of any type or color thereof, grading, landscaping, patio covers and trellises, utility layout, and any other improvements to be built or constructed on any Lot. The Declarant or ARC, as the case may be, shall have the absolute and exclusive right to refuse to approve any such building plans and specifications and lot-grading and landscaping plans which are not suitable or desirable in its opinion for any reason, including purely aesthetic reasons connected with future development plans of the Declarant of said land or contiguous lands. In passing upon such building plans and specifications and lot-grading and landscaping plans, the Declarant or ARC may take into consideration the suitability and desirability of the proposed construction and of the materials of which the same are proposed to be built to the Lot upon which it proposes to erect the same, the quality of the proposed workmanship and materials, the harmony of external design with the surrounding neighborhood and existing structures therein, and the effect and appearance of such construction as viewed from neighboring properties. In the event the Declarant or ARC fails to approve or disapprove such building plans and specifications within thirty (30) days after the same have been submitted to it as required above, the approval of the Declarant or ARC shall be presumed and the provisions of this paragraph shall be deemed to have been complied with.

Section 2. Rules and Regulations. The ARC may from time to time recommend to the Board, and the Board may, in its sole discretion, adopt, promulgate, amend and repeal rules and regulations interpreting and implementing the provisions of this Article, including adoption of detailed architectural guidelines and the imposition of a fee or charge for review of proposed improvements or modification.

Section 3. Variances. The Board may, by the vote or written consent of a majority of the members thereof, allow reasonable variances as to the covenants, conditions or restrictions contained in this Declaration, on such terms and conditions as it shall require; provided, however, that all such variances shall be in keeping with the general plan for the improvement and development of the Property. Variances contained in plans that are inadvertently approved by the ARC as part of the proposed improvements shall not be considered as having been approved unless specifically approved by the Board in accordance with the provisions of this Section.

ARTICLE V
USE RESTRICTIONS

Section 1. Business Use Prohibited. All Lots shall be used for residential purposes only and shall not be used for any business or commercial purposes, provided, however, that Declarant reserves for itself and

any approved builder the right to use any Lot as a model home with sales office. Declarant, builders, real estate brokers, Owners and their agents may show lots and homes for sale or lease. Group family homes are prohibited.

Section 2. Building Type/Size. No structure shall be erected, altered, placed or permitted to remain on any Lot other than one detached single-family dwelling not to exceed three stories in height and a private garage for not more than three cars and other outbuilding incidental to the residential use of the Lot. Such outbuilding erected, altered, placed, or permitted shall be placed to the rear of the dwelling structure on the Lot. All garages shall be constructed in the same architectural style and materials as the dwelling.

a) **Minimum Square Footage.** No dwelling shall be erected or allowed to remain on any of the said Lots which shall contain a heated-area living space of less than one thousand, six hundred (1,600) and constructed so as to be capable of being heated for regular living use in cold weather. In the computation of floor space, furnace room areas, garages, carports, and porches shall not be counted

Section 3. Setbacks. The setback of any dwelling house on any Lot shall be as shown on the Plat. When consistent with the zoning ordinances (or any variance granted), the building line set-backs as provided for in this paragraph may be varied by as much as ten (10) percent with the express consent of Declarant, which said consent document need not be on record in the Office of the Register of Deeds, Hoke County, North Carolina.

Section 4. Walls, Fences and Hedges. All walls, fences, and hedges shall be controlled strictly for compliance with this Declaration and architectural standards established by the Declarant or the ARC.

No wall, fence, or hedge shall be planted or erected closer to the street on which the house fronts than the rear corner of the house; provided, however, that for houses with screened porches, the fence may attach at either the front or back corner of the screened porch.

For corner Lots, no wall, fence, or hedge shall be planted or erected closer to the side street than ten (10) feet from the corner of the house.

No fence made of concrete block, chain link, wire, or what is commonly known as "chicken wire" shall be permitted anywhere on the Lot. No wall, fence, or hedge shall exceed six [6'] feet in height. The design and materials of all fences shall be approved by the Declarant or the ARC prior to any construction pursuant to the approval requirements of Article V of this Declaration.

Section 5. Accessory Structures. No trailer, tent, shack, garage, car port, awning, utility or storage shed, barn or other building shall be placed, erected or allowed to remain on said property without the written consent of Declarant or the ARC. No structure of a temporary character shall be used as a residence temporarily, permanently or otherwise.

Section 6. Maintenance of Improvements. Each Owner shall maintain all improvements constructed upon such Owner's Lot to the standards of their original construction. Each Owner shall maintain in good condition and repair all improvements constructed upon such Owner's Lot, including, without limitation, the dwelling. Such maintenance obligations include keeping the exterior of all such improvements free of mold and mildew. No Owner shall change the exterior design or color of the dwelling on such Owner's Lot, including the roof thereof, except in compliance with Article IV hereof.

Section 7. Storage. No Lot or Common Area shall be used for the storage of rubbish. No trash of any kind, whether household or yard debris, shall be placed or allowed to remain on any Lot, except in proper containers. Containers should only be placed by the street on the evening before the day trash is scheduled

to be picked up. Each owner shall promptly remove the trash container from the street, in no case later than the evening of the day the trash was removed.

Section 8. Nuisances. No noxious or offensive trade or activity shall be carried on upon any Lot or the Common Area nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.

Section 9. Lawns. Each Lot shall be maintained in a neat condition by the Owner thereof. For the purposes of this Section 9, "Lot" shall include that portion of the property from the outside of the structure on the applicable Lot to the adjacent paved road surface, including any drainage swales located therein. All Lots upon which a dwelling has been constructed ("Improved Lots") must have grass lawns. No gravel or similar type lawns are permitted. For Improved Lots, "neat" shall require, at a minimum, that the front yard of each Lot, and in the case of corner lots, the side of each Lot along the side abutting roadways, be sodded, be regularly cut and fertilized, and that mulched or pinestrawed areas be regularly re-mulched or re-pinestrawed and kept weeded so that its appearance is in harmony with the neighborhood. No Owner shall allow the grass on an Improved Lot to grow to a height in excess of six (6) inches, measured from the surface of the ground. For unimproved Lots, "neat" shall require that the Lot is maintained in a slightly condition, free of debris, rubbish, weeds and high grass and in a prudent and reasonable manner harmonious with that of the other Lots within the subdivision. Owners shall remove all trash from their Lots regularly. Drainage swales will not be altered, piped or filled in without approval from the North Carolina Department of Environment and Natural Resources, Division of Energy, Mineral and Land Resources, or its successor agency.

Section 10. Animals. The maintenance, keeping, boarding and/or raising of animals, livestock, poultry (except as permitted in Section 13 of this Article), or reptiles of any kind, regardless of number, shall be and is prohibited within any Lot, except the keeping of orderly domestic pets (dogs or cats) shall be permitted; provided, however;

- (1) No More than four (4) dogs may be kept by an Owner, and any dogs that are kept shall be housed inside the Owner's home;
- (2) no pets shall be kept, bred, or maintained for any commercial purposes;
- (3) household pets must be kept and contained on an Owner's property within a fence enclosure compliant with Section 4 of this Article;
- (4) no animals shall be kept, chained, or tied to a stake of any kind;
- (5) no person shall keep, permit and/or cause the keeping of any animal otherwise allowed which habitually or frequently makes such sounds, cries, or other utterances as may disturb the quiet, comfort, or repose of any person with the Properties;
- (6) any pet that is not on the Owner's premises shall be on a leash and accompanied by a responsible person;
- (7) no "runs" shall be erected or permitted on the Properties; and
- (8) no pot-belly pigs may be kept on any Lot.

Section 11. Vehicles, Boats, Trailers. No automobile, truck, or vehicle of any kind shall be parked on any public street abutting the Properties after receiving notification from the Declarants to remove the automobile, truck, or vehicle. No automobile or other mechanical repairs shall be conducted within a Lot other than in a garage or concealed from public view. No automobile, truck, or vehicle of any kind shall be parked on the Lots, other than on the driveway or in the rear yard behind approved fencing. No mechanically defective automobile, motor vehicle, mechanical machine, or machinery, shall be placed or allowed to remain on a Lot at any time except in a closed garage. No truck or vehicle used with eighteen wheels (such as a "tractor" or "semi") shall be permitted to be parked on the Properties except in the course of delivery, pick up, or discharge of a specific commercial duty. No vehicle in inoperable condition, no unlicensed vehicle, no recreational vehicle, no camper, no golf cart, no boat, no trailer, and no jet ski or other watercraft may be parked on any street or on any Lot, unless kept inside a garage or behind an approved fence in the rear of the lot on a concrete pad suitable for such purpose. No parked vehicle shall be covered by a "car

cover” or other similar covering unless kept inside a garage and concealed from public view. No truck or vehicle, no camper, no golf cart, no boat, Jet Ski or other watercraft, and no trailer may be kept within the Common Area. For the purpose of the preceding sentences, the term “kept” shall mean present for either a period of more than ten (10) hours or overnight, whichever is less. In order to preserve the aesthetics of the development, whether or not a boat, trailer, or vehicle of any type is adequately concealed from public view shall be determined by the Declarant in its sole discretion. The Declarant shall have the right to tow or remove any boat, trailer, recreation vehicle, camper, jet ski, watercraft, golf cart or vehicle of any type which is parked within the Common Area or kept on any Lot in violation of this section, at the Owner’s expense, and the Owner of each Lot, by acceptance of their deed, does grant to the Declarant such an easement, on, across, and upon their Lot as may be necessary to enforce the provisions set out in this section.

Section 12. ATV, Dirt Bikes, Mini Bikes and other “off road” vehicles. ATVs, Dirt Bikes, Mini Bikes, and off road style vehicles may not be operated within any portion of the Property, on a Lot, or in the Common Area. Such vehicles may be stored and/or parked on the Property in accordance with Section 11 above. Declarant and/or the Association shall have the right to tow or remove any ATV, Dirt Bike, Mini Bike, or off-road vehicle being used or having been used at any time in violation of this section at the Owner’s expense and the Owner of each Lot, by acceptance of their deed, does grant to the Declarant such an easement, on, across, and upon their Lot as may be necessary to enforce the provisions set out in this section.

Section 13. Chickens. The maintenance, keeping, boarding and/or raising of chickens is permitted; provided, however;

- (1) No more than ten (10) chickens may be kept by an Owner; (2) the term “chickens” is limited to hens and specifically excludes roosters; (3) chickens must be contained on an Owner’s property within coops or fences that are no more than six (6’) feet in height; (4) the use of wire or “chicken wire” is permitted on the lot for the purpose of containing chickens on the Owner’s property; (5) any structure or fence housing chickens must be kept to the rear of the property and be compliant with local ordinances in place at the time they are erected.

Section 14. Mail Kiosk. Mail Kiosks, placed in accordance with NCDOT and any applicable federal, state, and local regulations, shall be maintained by the Association for the benefit and use of the Owners and the United States Postal Service.

Section 15. Signs. No sign of any character shall be displayed or placed upon any Lot except “For Sale” or “For Rent” signs. No sign of any kind shall be displayed in or on the Common Area without the prior written consent of the Declarant. Notwithstanding the foregoing, Declarants, and with the consent of and upon such conditions as Declarants, in their sole discretion, might impose, a builder or builders shall have the right to erect and maintain signs of any type and size on any Lot which it owns and on the Common Area, in connection with the development and sale of the Properties.

- (1) Political Signs. No political signs shall be displayed outside of the time period of 60 days prior to the date of an election day and 14 days after the Election Day. Political signs include candidate for office signs and any “movement or group” sign that is interpreted by the Association as being political.

Section 16. Antennae and Roof Structures. No radio or other electrical towers, aerials, antennae, or other devices of any type for the reception or transmission of radio broadcasts or other means of communication shall be erected, constructed, placed or permitted to remain on any Lot or upon any improvements thereon. Satellite dishes not to exceed 35 inches in diameter are permitted in the rear of the dwelling house or the rear corner of the Lot. The Declarant shall be empowered to adopt rules governing the types of antennae that are permissible hereunder and establishing reasonable, non-discriminatory restrictions relating to

safety, location and maintenance of antennae. An antenna permissible pursuant to rules adopted by the Association may be installed only if it is approved by the Association pursuant to Article V hereof.

Section 17. Swimming Pools. In-ground pools and above ground pools are permitted in the rear yard of any dwelling and must be surrounded by at least a five (5) foot fence, constructed in accordance with Section 4 of this Article.

Section 18. Visual Obstructions at Intersections of Streets. No object or thing which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways within the triangular area formed by the junction of street curb lines and a line connecting them at points twenty-five (25) feet from the junction of the street curb lines (or extension thereof) shall be placed, planted or permitted to remain on any corner Lots.

Section 19. Water Retention Areas. A drainage easement is hereby dedicated to the Declarant for the purpose of maintaining the storm water system to meet water quality and quantity design standards of the approved plans and any future governmental laws, rules or regulations; provided, however, that nothing in this Section shall release an Owner from his or her maintenance responsibilities under Section 9 above.

Section 20. Noise. Each Lot Owner covenants and agrees that he will control the noise level emanating from any activities on the lot at a reasonable level. The Lot Owner shall not allow the noise level to become a nuisance or to otherwise interfere with adjoining Owners' reasonable use of their lots.

Section 21. Diligent Construction. Unless otherwise agreed by Declarants, all construction, landscaping or other work which has been commenced on any Lot must be continued with reasonable diligence to completion. No partially completed building or other improvement shall be allowed to exist on any Lot, except during such reasonable period as is necessary for the completion of same.

Section 22. Casualty; Obligation to Re-construct or Raze. If any structure is significantly damaged or destroyed by fire or other casualty, then the Owner thereof shall promptly repair or rebuild said structure or shall promptly raze the damaged improvements and clear all debris from the Lot. If this Section is not complied with, then the Declarants (until the expiration of the Period of Declarants Control) shall have the right to raze the damaged improvements and clear all debris from the Lot.

Section 23. Short Term Leasing. No Leases or other rental agreement shorter than 1 month shall be allowed. Each owner covenants and agrees that they will not use the property as a short term rental property.

Section 24. Leasing. Any Lease between the Owner and a Tenant must be for the entire property. No Leasing of individual rooms or portions of a Lot are allowed. Any Lease entered into by an Owner shall be provided to the Association, including a list of all occupants of the leased Property if there are to be occupants that are not on the Lease. There shall be no "short term leases" or leases of any kind for a duration shorter than 6 months. The Association shall be notified of any lease and informed of the Tenant's name and contact information.

ARTICLE VI
STORMWATER RESPONSIBILITIES, COVENANTS

Section 1. Covenants. Should any Deed Restrictions and Protective Covenants or Operation & Maintenance Agreement required by any local or state governmental authority be separately in the Hoke County Registry that is applicable to Buffalo Creek, it shall be made a part of the Covenants. Declarant reserves the right to amend the Covenants for the purposes of formally adopting and incorporating such recording by reference.

Section 2. Additional Storm water Covenants. Attached as Exhibit A, if any.

ARTICLE VII
MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

Section 1. Membership. Every Owner, upon acquiring title to a Lot subject to assessment by the Association, shall be a member of the Association and shall remain a member until such time as his ownership of such Lot ceases for any reason, at which time his membership in the Association shall cease. Each Member shall pay the Assessments provided for in Article VIII when due and shall comply with the Association's decisions. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. Classes of Membership. The Association shall have two (2) classes of voting membership:

- (a) Class A Members. Every person, group of persons, or entity which is a record Owner of a fee interest in any Lot shall automatically be a Class A Member of the Association, except the Declarant during the Period of Declarant Control; provided, however, that any such person group of persons, or entity who or which hold such interest solely as security for the performance of an obligation shall not be a Member. Each Class A Member shall have one (1) vote with respect to each Lot owned by such Member, except as set forth in Section 3 below. In the event that more than one person, group of persons, or entity is the record Owner of a fee interest in any Lot, then the vote for the membership appurtenant to such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Lot. In the event agreement is not reached, the vote attributable to such Lot shall not be cast.
- (b) Class B. Members. The Class B Member during the Period of Declarant Control shall be the Declarant. Declarant shall be entitled to nine (9) votes for each Lot is owns during the Period of Declarant Control. The Class B Membership shall cease and be converted to Class A membership upon the expiration of the Period of Declarant Control.

Section 3. Declarant's Voting Rights. Until the expiration of the Period of Declarant Control, Declarant shall be vested with the sole voting right of the Association on all matters, including, without limitation, election and removal of directors and officers of the Association.

Section 4. Composition of Board. The Association shall be governed by a Board of Directors as provided for in the By-Laws of the Association. The Declarant shall have the right to appoint and remove all persons on the Board and to appoint and remove all officers of the Association during the Period of Declarant Control.

Section 5. Cumulative Voting Prohibited. Each Owner shall be entitled to as many votes as equals the number of votes he is ordinarily entitled to multiplied by the number of Directors to be elected, but may not cast all of such votes for any one (1) Director and must distribute them among the number to be voted for, and all votes must be cast in whole numbers and not fractions thereof. It is the intent of this Section to prohibit cumulative voting.

Section 6. Voting Rights Suspension. The right of any Class A Member to vote may be suspended by the Board of Directors of the Association for any period during which any assessment against that Class A Member remains unpaid or for any violation of the published rules and regulations of the Master Association.

ARTICLE VIII
COVENANTS FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. Each Class A Owner of a Lot, by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges which are Common Expenses; (2) special assessments for extraordinary maintenance, capital improvements, or other extraordinary common charges or expenses; (3) special assessments for purchase, construction or reconstruction of improvements; and (4) to the appropriate governmental taxing authority, a pro rata share of assessments for public improvement to the Common Area if the Association shall default in payment thereof in the manner described in Article III, Section 6(c)(iii) of this Declaration. All assessments, together with interest and late charges set forth in the Article and all costs and reasonable attorney's fees for collection, shall be a charge and continuing lien upon the Lot against which each such assessment is made. Each such assessment or charge, together with interest, fees, costs and reasonable attorney's fees, shall also be the personal or corporate obligation of the person(s), firm(s) or corporation(s) owning such Lot at the time when the assessment fell due. The personal obligation for the delinquent assessments shall not pass to his successors in title unless expressly assumed by them; however, the unpaid assessments and charges shall continue to be a lien upon the Lot against which the assessment or charge was made.

The Association shall also have the authority, through the Board of Directors, to establish, fix and levy a special assessment on any Lot to secure the liability of the Owner thereof to the Association arising from breach by such Owner of any of the provisions of this Declaration which breach shall require the expenditure of time and money or both, by the Association for repair or remedy.

Each Class A Owner covenants, for himself, his heirs, successors and assigns, to pay each assessment levied by the Association on the Lot described in such conveyance to him by the due date as established by the Board, and further covenants that if said assessment shall not be paid within thirty (30) days of the due date, the payment of such assessment shall be in default and the amount thereof become a lien upon said Owner's Lot as provided herein and shall continue to be such lien until fully paid.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents of the subdivision; and, in particular, but not limited to, for the acquisition, improvement and maintenance of services, amenities and facilities, and for the use and enjoyment of the Common Area, including but not limited to, the cost of repairs, replacements and additions, the cost of labor, equipment, materials, management and supervision, the payment of taxes and public assessments assessed against the Common Area, the procurement and maintenance of insurance in accordance with this Declaration, the employment of counsel, accountants, managers, engineers, security personnel, and other professionals for the Association when necessary, the payment for maintenance and operation, under the Stormwater Agreement and for street lights; the payment of any assessments due pursuant to the Master Declaration; and such other needs as may arise.

Section 3. Regular Assessments; Initial Contribution to Working Capital; Fine Assessments. Until December 31, 2024, the initial regular assessment shall be \$360.00 annually based on the calendar year; such annual assessment for each Lot shall commence at the time of the first conveyance of an improved Lot (the "First Sale"), prorated on a calendar year basis. In addition, each Lot shall be assessed a one time or initial contribution to startup capital in the amount of \$360.00 at the time of the closing of the First Sale of each Lot. This one-time fee shall not be considered an advance of the regular or annual assessment.

Beginning January 1, 2025 and during the Period of Declarant Control, the Board of Directors shall adopt an annual budget and fix the annual assessment.

After the Period of Declarant Control expires, the Board of Directors shall adopt a proposed budget at least annually. Within 30 days after adoption of the proposed budget, the Board of Directors shall send a copy of the proposed budget and shall give written notice to the Members of a meeting of the Members to consider ratification of the budget, such meeting to be held not sooner than 10 days nor more than 60 days after the mailing of such notice. Such meeting may, but need not be, combined with the annual meeting of the Members. There shall be no requirement that a quorum be present in order to vote on ratification of the budget. The budget shall be deemed ratified unless at that meeting Members having a majority of the votes of the entire membership vote to reject the budget. Notwithstanding the foregoing, if the budget provides for annual assessments not greater than 10% larger than the assessment in effect for the immediately preceding year, such budget shall be deemed ratified unless Members having at least 80% of the votes of the entire membership vote to reject the budget. If the proposed budget is rejected, the budget last ratified by the Members shall be continued until such time as the Members ratify a subsequent budget proposed by the Board. Any annual assessment ratified by the Members shall continue thereafter from year to year as the annual assessment until changed by the Board and ratified by Members as set forth herein.

In addition, the Board of Directors, or any adjudicatory panel established by the Board, may levy a reasonable Fine Assessment as a fine or penalty for violation of this Declaration. In addition, the Board may enact additional fees for late payments, fees for providing written assessment certificates setting forth all current and delinquent assessment charges, and fees to transfer ownership of a Lot upon the Association's records.

Section 4. Special Assessments for Capital Improvements. In addition to the regular and fee assessments authorized above, the Board may levy, in any assessment, year, a special assessment for the purpose of defraying, in whole or in part the cost of any construction, reconstruction, restoration, repair or replacement of a capital improvement upon the Common Area, any extraordinary maintenance or other expense, including fixtures and personal property related thereto and any property for which the Association is responsible provided that any such assessment shall have the assent of Members as provided in Section 3 above.

Section 5. Replacement Reserve. Out of the Common Expenses assessment, the Board may create and maintain a reserve fund for the periodic maintenance, repair, and replacement of improvements to the Common Area which the Association may be obligated to maintain.

Section 6. Individual Assessment. In the event that the need for maintenance, repair or replacement of any improvement on the Property, for which the Association has the maintenance, repair and/or replacement obligation, is caused through the willful or negligent act of an Owner, his family, his pet(s), his tenant or his guest, the cost of such maintenance, repairs or replacements shall be paid by such Owner. The Board shall have the maintenance, repair, or replacement done, and the cost thereof shall be provided by the Board to said Owner and shall be paid by said Owner within thirty (30) days thereafter, unless an earlier date is otherwise set forth therein.

Section 7. Date of Commencement of Annual Assessments; Due Dates. Annual assessments shall not commence until the First Sale as set forth in Section 3 above. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors.

Section 8. Effect of Nonpayment of Assessments; Remedies of the Association. Any assessment not paid within ten (10) days after the due date shall be delinquent, in default and shall incur such late charge as the Board of Directors may from time to time establish, and if not paid within thirty (30) days after the due

date, shall also bear interest from the due date at the rate of eighteen percent (18%) per annum or at such other reasonable rate set by the Association in its minutes, not to exceed the highest rate then permitted by North Carolina law. The Association may bring an action at law or in equity against the Owner personally obligated to pay the same plus interest, costs, late payment charges and reasonable attorneys' fees, and/or foreclose the lien against the Lot for which such assessment is due. Interest, late payment charges, reasonable attorneys' fees and the costs of such action or foreclosure shall be added to the amount of such assessment. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

The lien herein granted unto the Association shall be enforceable pursuant to Chapter 47F of the Planned Community Act of North Carolina ("PCA") from and after the time of recording a Claim of Lien in the Office of the Clerk of Superior Court in the County in which the Lot is located in the manner provided therefore by the PCA, which claim shall state the description of the Lot encumbered thereby, the name of the record owner, the amount due and date when due. The claim of lien shall be recordable any time after thirty (30) days after the due date of the assessment or any installment thereof and the lien shall continue in effect until all sums secured by said lien as herein provided shall have been fully paid. Such claims of lien shall include all assessments which are due and payable when the claim of lien is recorded, plus interest, costs, attorneys' fees, advances to pay taxes and prior encumbrances and interest thereon, all as above provided. Such claims of lien shall be signed by an officer or agent of the Association. In any foreclosure action, the Association shall be entitled to become a purchaser at the foreclosure sale. Upon full payment of all sums secured by such claim of lien, the same shall be satisfied of record.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any institutional first mortgage on said Lot. Sale or transfer of any Lot shall not affect the assessment lien; however, the sale or transfer of any Lot pursuant to first mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer, but shall not abate the personal obligation of the prior owner. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

Section 10. Exempt Property. Any property dedicated to, and accepted by, a public authority and any property owned by the Association shall be exempt from the assessments created herein. Notwithstanding the foregoing, no land or improvements devoted to dwelling use shall be exempt from said assessments.

Section 11. Miscellaneous.

- (a) An Owner has the sole responsibility of keeping the Association informed of the Owner's current address if different from the Lot owned. Otherwise, notice sent by the Association to the Lot is sufficient for any notice requirement under this Declaration.
- (b) The lien under this Article arises automatically and no notice of lien need be recorded to make the lien effective.
- (c) Any assessment otherwise payable in installments shall become immediately due and payable in full without notice upon default in the payment of any installment. The acceleration shall be at the discretion of the Board.
- (d) The Association shall have the right in its discretion to contract with a professional property management agency for the purposes of managing its affairs on behalf of the subdivision.

ARTICLE IX
RIGHTS AND RESPONSIBILITIES OF THE ASSOCIATION

Section 1. Responsibilities. The Association shall be responsible for the following services:

- (a) Exclusive management, control, and maintenance of the Common Area and shall keep the Common Area in good, clean and proper condition, order and repair, whether or not title to such Common Area has been formally conveyed to the Association; including, without limitation, streets and roadways, landscaping, recreation area, storm water structural controls and BMPs under any Stormwater Agreement, wet detention basins and other facilities located on the Common Area;
- (b) Payment of all costs, charges and expenses incurred in connection with the operation, administration and management of the Common Area and the performance of the services necessary or desirable in the judgment of the Board of Directors of the Association to carry out the Association's obligations and business under the terms of this Declaration;
- (c) Taking any and all actions necessary to enforce all covenants and restrictions affecting the Property, and to perform any of the functions or services delegated to the Association in any covenants or restrictions applicable to the Property, including but not limited to fining Owners for violating same or for not properly maintaining their Lot;
- (d) Constructing improvements on Common Area for use for any of the purposes or as may be required to provide the services as authorized in this Article;
- (e) Provision of administrative services including but not limited to insurance, legal, accounting and financial, and communication services informing Owners of activities, notice of meetings, referendums, etc., incident to the above-listed services, and payment of taxes and other expenses; and
- (f) Any other services necessary to perform its obligations hereunder.

The powers of the Association shall be construed liberally and shall include, without limitation, all of the powers set forth in Section 47F-3-102 of the Planned Community Act.

Section 2. Manager. The Association may employ and pay for the services of a person or entity, including the Declarant (the "Manager") to assist the Association in managing its affairs and carrying out its responsibilities hereunder and such other persons or entities, including attorneys and accountants, as the Association deems necessary or advisable, whether such persons or entities are engaged, furnished or employed by the Manager or directly by the Association. The Association may enter into a Management Agreement for such management services upon such terms as the Board of Directors may deem appropriate. The payment of management fees due to the Declarant may, at Declarant's option, be deferred until such later date as Declarant, in its sole discretion, deems appropriate. Furthermore, any management fees due to Declarant may, at Declarant's option, be credited against any assessments due or to be coming due from Declarant.

Section 3. Mortgage and Pledge. The Board of Directors of the Association shall have the power and authority, to borrow money for use by the Association and to mortgage the property of the Association and to pledge the revenues of the Association as security for such loans made to the Association which loans shall be used by the Association in performing its authorized functions. The Declarant may, but shall not be obligated to, make loans to the Association, subject to approval by the Declarant of the use to which

such loan proceeds will be put and the method by which such loans will be repaid and subject to a maximum of loan amount approved by the Declarant, at interest rates acceptable to the Declarant. Notwithstanding anything in this Declaration to the contrary, the Association shall not be allowed to reduce the limits of the minimum regular annual assessment at any time there is outstanding any amounts due the Declarant as repayment of any loans made by the Declarant to the Association.

ARTICLE X
DURATION AND AMENDMENT

Section 1. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association, the Declarant or the Owner of any land subject to this Declaration, their respective legal representatives, heirs, successors, and assigns, for a period of twenty-five (25) years from the date this Declaration is recorded. Upon the expiration of said twenty-five-year period this Declaration shall be automatically renewed and extended for successive ten-year periods unless terminated or amended by a vote of the Owners. During the Period of Declarant Control, this Declaration may be amended by the Declarant, without the consent or joinder of any other Owner or the Association. Any such amendment shall be effective upon recording of same in the applicable public registry for Hoke County, North Carolina. Otherwise, this Declaration may be amended as set forth in N.C.G.S. 47F-2-117 except that neither the Association nor the Owners may amend this Article X to diminish or remove Declarant's powers hereunder.

ARTICLE XI
ENFORCEMENT, SEVERABILITY AND INTERPRETATION

Section 1. Means of Enforcement. Enforcement of these Covenants shall be by any proceeding at law or in equity, whether it be to restrain violation or to recover damages or to create any lien created by these Covenants.

Section 2. Severability. Should any covenant or restriction herein contained, or any Article, Section, paragraph, sentence, clause, phrase or term in this Declaration be declared to be void, invalid, illegal, or unenforceable for any reason by the adjudication of any court or other tribunal having jurisdiction over the parties hereto and the subject matter hereof, such judgment shall in no wise affect the other provisions hereof which are hereby declared to be severable and which shall remain in full force and effect.

Section 3. Interpretation. In all cases, the provisions of this Declaration shall be given that interpretation of construction which will best result in the consummation of the general plan of development of the Property. The provisions of these Covenants shall be given full force and effect notwithstanding the existence of any zoning or similar ordinance which allows a less restricted use of the Property.

Section 4. Authorized Action. All action which the Association is allowed to take under this instrument shall be authorized actions of the Association if approved by the Board of Directors of the Association in the manner provided for in the By-Laws of the Association, unless the terms of this instrument provide otherwise.

Section 5. Trespass. Whenever the Association, and/or the Declarant are permitted by these Covenants to correct, repair, clean, preserve, clear out or do any action on any property or on the easement areas adjacent thereto, entering the property and taking such action shall not be deemed a trespass.

Section 6. Conflict. In the event of any conflict between the provisions of this Declaration and any applicable provisions of the Hoke County Code of Ordinances, the provisions of the Hoke County Code of Ordinances shall control.

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed the day and year first above written.

Benjamin Stout Real Estate Services, Inc.

By: [Signature]
Name:
Title:

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

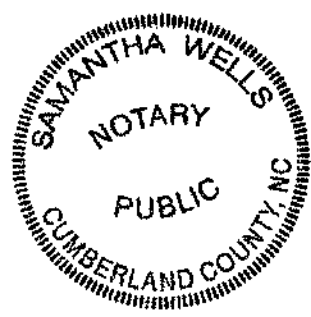
I certify that the following person(s) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Name of Principal: Benjamin Stout

Date: 11/18/24

Samantha wells
Notary Public
Samantha wells
Printed or Typed Name of Notary Public

My commission expires: 2/3/26

(Affix notarial stamp or seal)



Graceland Development, Inc. joins in this Declaration as the owner of certain Lots within the Subdivision as of the date of recording of this Declaration. Graceland Development consents and agrees that any and all property it owns within Buffalo Creek as of the date of recording of this Declaration, and it's heirs and successors, shall be bound by the Covenants and Restrictions of the Declaration.

GRACELAND DEVELOPMENT, INC

By: *[Signature]*
Name: Christopher Parker
Title: President

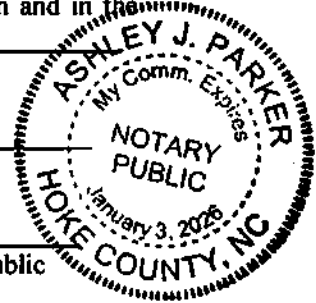
STATE OF NORTH CAROLINA

COUNTY OF Hoke

I certify that the following person(s) personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Name of Principal: Christopher Parker

Date: 10/31/24

[Signature]
Notary Public
Ashley J. Parker
Printed or Typed Name of Notary Public



My commission expires: Jan 3, 2026

(Affix notarial stamp or seal)



Hoke County Health Department

Environmental Health Section
Raeford, NC (910) 878-1270

Permit # 0 27635

IMPROVEMENT PERMIT

Bedroom # 4

Owner: Benjamin Stout Real Estate Services Inc

Phone # 910-638-7726

Property Location: 319 Palomo Pl

Sub. Div. / MHP Buffalo Creek

Raeford, NC 28376

Lot # 36

SYSTEM DESIGNED FOR: NEW REPAIR ADDITION

Structure House Max No. of Occupants 8 Number of Bedrooms 4

LTAR 0.4 No. of Employees _____ Daily Flow Rate 480

Septic Tank Capacity: 1,000 Pump Tank Capacity: _____ Grease Trap Capacity: _____

Maximum Trench Depth (From Original Grade): 30" Width of Trench 36"

Total Trench Length (Feet): 300'

System Type (Initial Installation): 25% Reduction

Repair System Type (if Required) 25% Reduction

Water Supply (from application) Public Easements Required?: No

NOTICE: This permit may not be altered without written permission from Hoke County Environmental Health. This permit is subject to revocation if site, plat, site plan or the intended use changes. This Permit shall not be affected by a change in ownership provided the site for the septic system and the facility the system serves are unchanged. Should errors or omissions be noted in the drawing or specifications; or if there are questions to their meaning, this office should be contacted for clarification. All systems are subject to "Laws and Rules for Sewage Treatment and Disposal Systems", North Carolina General Statutes, Article 11 of Chapter 130A and North Carolina Administrative Code (T15A, 18A, 1901-1968).

Comments:

If water line is plumbed within 10' of sewage line the septic tank(s) must be installed at least 10' away, and may lead to a permit redraw being required.

Maintain set backs.

See attached site map for system location and layout

Permit Valid for five years

Issued By: Tim Prater  Date: 12/18/2024

This Permit is Valid for a period of Sixty (60) Months unless the site, Site Plan, Plat, or Intended Use of the Property Changes

Authorization To Construct Wastewater System

Issued By: Tim Prater  Date: 12/18/2024

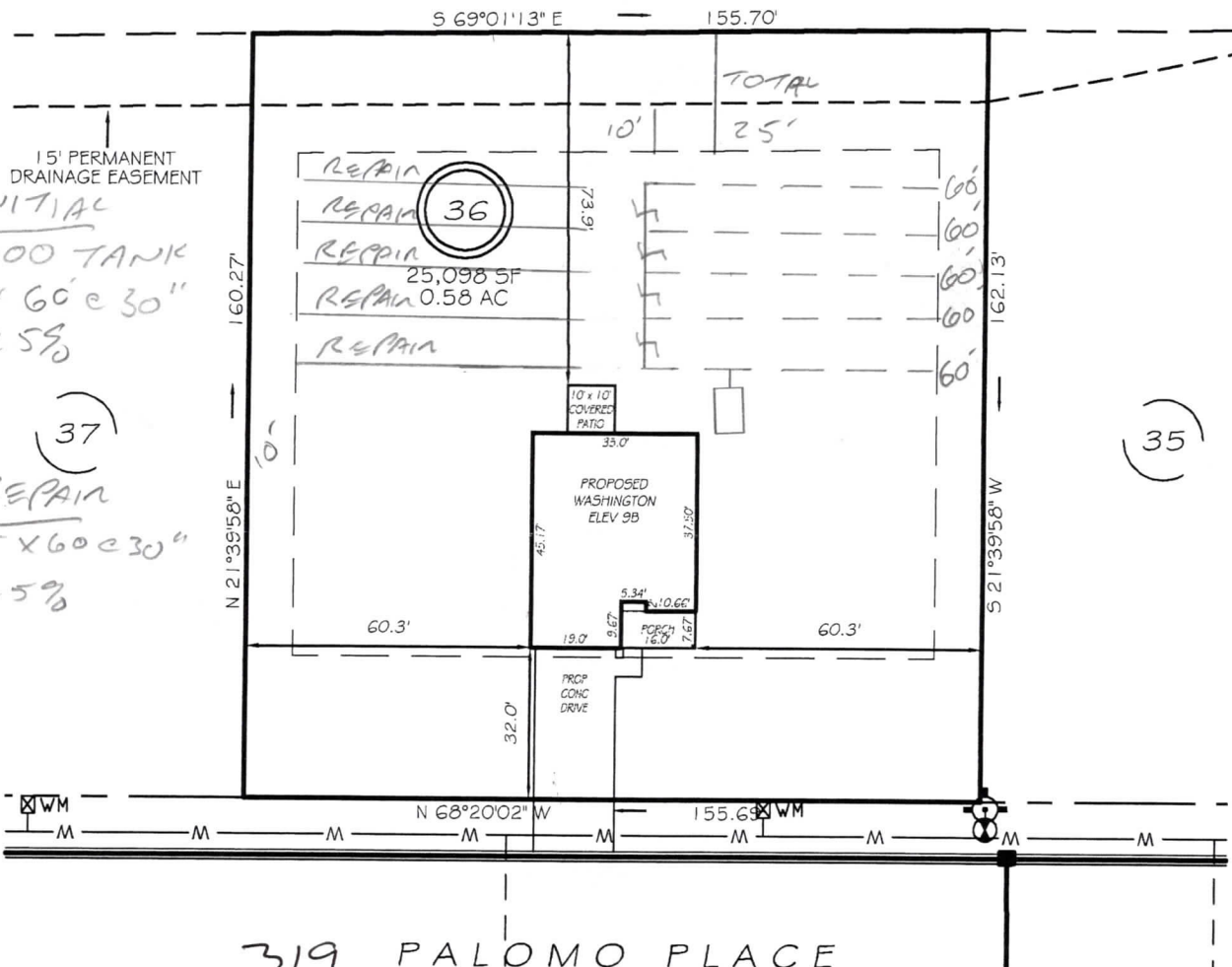
This Authorization is Necessary Prior to Obtaining a Building or Electrical Permit and Expires Sixty (60) Months from the Date Issued or Immediately if the Site, Site Plans, or Intended Use of the Property Changes

276 35

SIMPSON, PATRICK J.
SIMPSON, KARAPIN
PIN: 584950001074
ZONED: RA-20

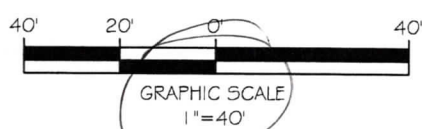
2 OF 2

BK 422
P. 105E
H



319 PALOMO PLACE
50' PUBLIC RW

If water line is plumbed within 10' of sewage line the septic tank(s) must be installed at least 10' away, and may lead to a permit redraw being required.



SETBACKS

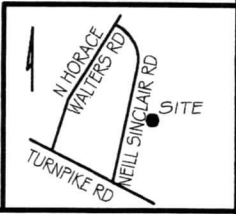
FRONT	30'
REAR	25'
SIDE	10'
CORNER SIDE	30'

REVISION: NEW PLANS 1/2/3/24

PRELIMINARY
NOT FOR RECORDATION,
SALES OR CONVEYANCE

LEGEND

EIP	EXISTING IRON PIPE	FES	FLARED END SECTION
RBS	REBAR SET	WM	WATER METER
RW	RIGHT OF WAY	CO	CLEAN OUT
N/F	NOW OR FORMERLY	FH	FIRE HYDRANT
EIS	EXISTING IRON STAKE	CB	CATCH BASIN



GLS GRIFFIN LAND SURVEYING, INC.
P. O. BOX 148
FUQUAY-VARINA, NC 27526
(919) - 567 - 1963
FIRM LIC.# C-1345

PLOT PLAN
FOR
BEN STOUT
CONSTRUCTION
BUFFALO CREEK
LOT 36
PALOMO PLACE
RAEFORD, N.C.
HOKE COUNTY BLUE SPRINGS TOWNSHIP

DRAWN BY KDF	DATE 10/9/24
CHECKED BY MPG	SCALE 1" = 40'



BUFFALO CREEK

YOUR UTILITY COMPANIES

Electric Company	Lumbee River EMC
Water Company (or Well)	Hoke County
Gas Company	none
Sewer Company (or Septic)	septic tank

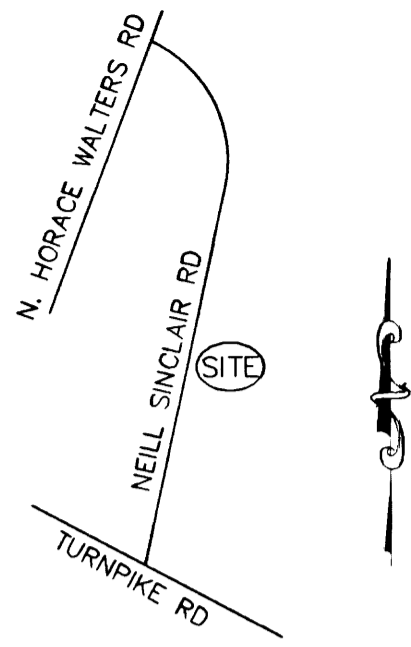
Call several days before to set up utilities to start on closing day.

COMPANY DIRECTORY

PHONE NUMBER

Piedmont Natural Gas	800-752-7504
Public Works Commission (PWC)	910-483-1382
Lumbee River Electric	910-843-4131
South River EMC	910-892-8071
Duke Progress Energy	800-452-2777
Harnett County Public Utilities	910-893-7575
Hoke County Public Utilities	910-875-6704
Aqua	877-987-2782
Central Electric Membership	919-774-4900
Spectrum Internet/TV	833-267-6094

FILED Oct. 08, 2024 02:30:40 pm
 Hoke County, NC
 ELAINE BRAYBOY
 REGISTERED
 OF DEEDS
 VIA INSTRUMENT # 06884
 RECORDING \$21.00
 EXCISE TAX (None)



The lots shown on this plat are proposed to be served with onsite water and/or sewer systems. The lots as shown meet the minimum size prescribed by the Hoke County Health Department for such system. However the recording of the plat does not guarantee that any such lot will meet the requirements for the approval of the Health Department for such onsite systems.

DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 PROPOSED SUBDIVISION ROAD MINIMUM CONSTRUCTION CERTIFICATION

THE ROADS INDICATED ON THIS PLAT ARE DESIGNED TO THE DEPARTMENT'S MINIMUM CONSTRUCTION STANDARDS. THE ROADS MUST BE CONSTRUCTED TO THESE STANDARDS, PAVED AND IN AN ACCEPTABLE STATE OF MAINTENANCE AT THE TIME THAT THEY ARE ACCEPTED ONTO THE STATE SYSTEM. ALL RESPONSIBILITY FOR THE ROADS REMAINS WITH THE OWNER OF THE PROPERTY, HIS HEIRS, OR ASSIGNS UNTIL SUCH TIME AS THE ROADS ARE ACCEPTED FOR MAINTENANCE BY THE BOARD OF TRANSPORTATION.

APPROVED *Janet L. Low*
 DISTRICT ENGINEER
 DATE 10-08-2024



NORTH CAROLINA HOKE COUNTY
 I, MICHAEL D. AVERETTE, PLS NO. 3352 CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION RECORDED IN DB 1474, PG 992; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS 7TH DAY OF OCTOBER, 2024.

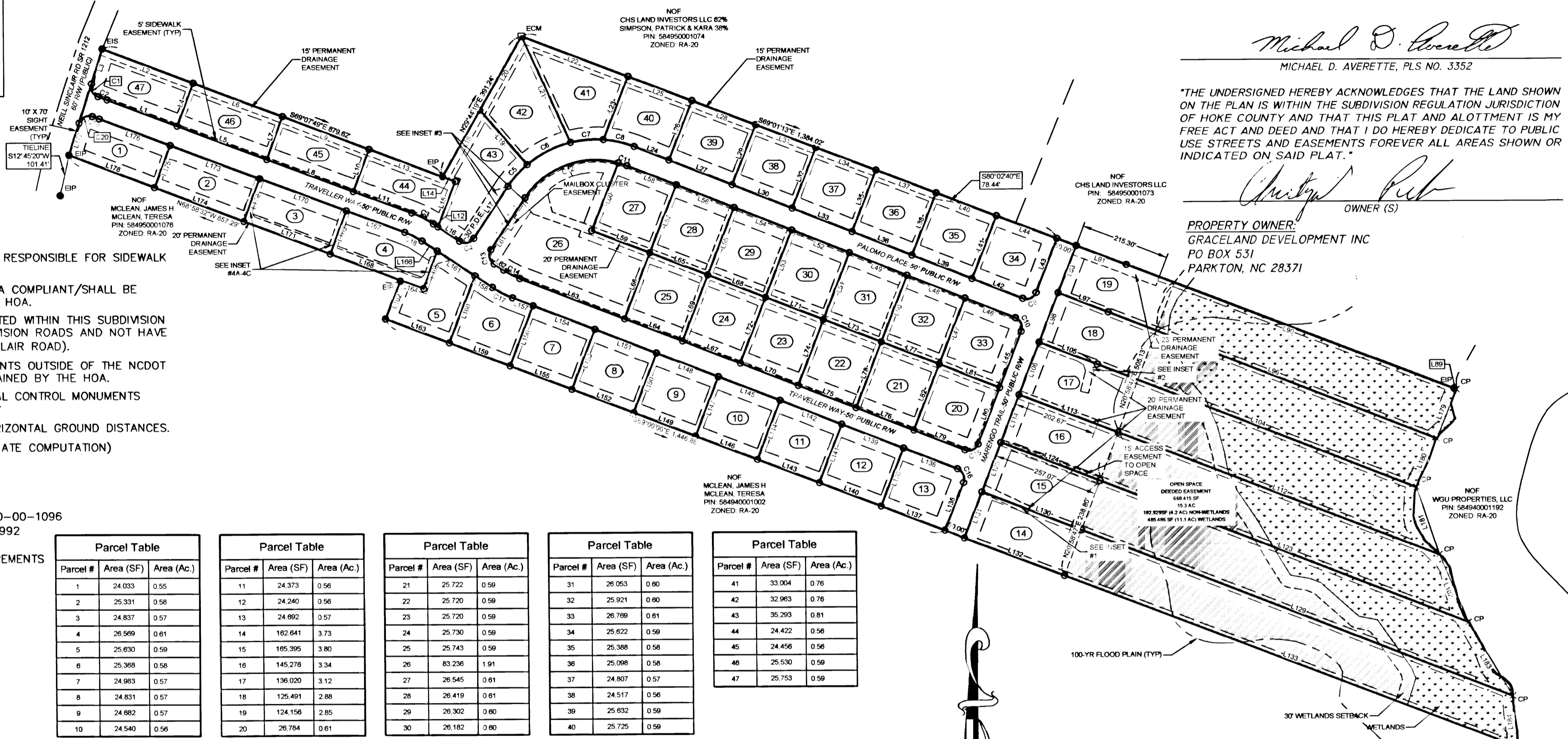
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Michael D. Averette
 MICHAEL D. AVERETTE, PLS NO. 3352

"THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE LAND SHOWN ON THE PLAN IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF HOKE COUNTY AND THAT THIS PLAT AND ALLOTMENT IS MY FREE ACT AND DEED AND THAT I DO HEREBY DEDICATE TO PUBLIC USE STREETS AND EASEMENTS FOREVER ALL AREAS SHOWN OR INDICATED ON SAID PLAT."

Graceland Development Inc
 OWNER (S)

PROPERTY OWNER:
 GRACELAND DEVELOPMENT INC
 PO BOX 531
 PARKTON, NC 28371



NOTES

- HOKE COUNTY PUBLIC WORKS IS RESPONSIBLE FOR SIDEWALK AND ADA RAMP MAINTENANCE.
- MAIL KIOSK (CBU) SHALL BE ADA COMPLIANT/SHALL BE CONSTRUCTED & MAINTAINED BY HOA.
- DRIVEWAYS FOR ALL LOTS CREATED WITHIN THIS SUBDIVISION SHALL ACCESS INTERNAL SUBDIVISION ROADS AND NOT HAVE ACCESS TO SR 1212 (NEILL SINCLAIR ROAD).
- ALL DRAINAGE SYSTEMS/EASEMENTS OUTSIDE OF THE NCDOT RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA.
- THERE ARE NO NCGS HORIZONTAL CONTROL MONUMENTS WITHIN 2000' OF THIS PROPERTY
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- 52.2 ACRES TOTAL (BY COORDINATE COMPUTATION)
- ZONED: RA-20
- SURVEYED: SEPTEMBER 2024

REFERENCES:
 PIN #: 5849-40-00-1096
 DB. 1474 PG. 0992
 MAP 6, PG 60

10. RA-20 ZONING SETBACK REQUIREMENTS
- FRONT: 30'
 SIDE: 10'
 REAR: 25'

Parcel #	Area (SF)	Area (Ac.)
1	24,033	0.55
2	25,331	0.58
3	24,837	0.57
4	26,569	0.61
5	25,630	0.59
6	25,368	0.58
7	24,983	0.57
8	24,831	0.57
9	24,682	0.57
10	24,540	0.56
11	24,373	0.56
12	24,240	0.56
13	24,992	0.57
14	162,841	3.73
15	165,395	3.80
16	145,278	3.34
17	136,020	3.12
18	125,491	2.88
19	124,156	2.85
20	26,784	0.61
21	25,722	0.59
22	25,720	0.59
23	25,720	0.59
24	25,730	0.59
25	25,743	0.59
26	83,238	1.91
27	26,545	0.61
28	26,419	0.61
29	26,302	0.60
30	26,182	0.60
31	26,053	0.60
32	25,921	0.60
33	26,799	0.61
34	25,622	0.59
35	25,388	0.58
36	25,098	0.58
37	24,807	0.57
38	24,517	0.56
39	25,632	0.59
40	25,725	0.59
41	33,004	0.76
42	32,963	0.76
43	35,293	0.81
44	24,422	0.56
45	24,456	0.56
46	25,530	0.59
47	25,753	0.59

LEGEND:

- RIGHT-OF-WAY LINE
- PROPERTY LINE SURVEYED
- EASEMENT LINE
- CREEK LINE
- SETBACK LINE
- ISS - ○ - IRON STAKE SET
- EIS - ● - EXISTING IRON STAKE
- EIP - ● - EXISTING IRON PIPE
- EPK - ▲ - EXISTING PK NAIL
- ECM - □ - EXISTING CONCRETE MONUMENT
- P.D.E. - PERMANENT DRAINAGE EASEMENT

STATEMENT OF APPROVAL

Approved for recording by the Subdivision Administrator of Hoke County, North Carolina on the 8 day of Oct, 2024 pursuant to the Hoke County Subdivision Ordinance. Must be recorded within 15 days of this date.

Janet L. Low
 Hoke County Subdivision Administrator

STATEMENT OF REVIEW OFFICER

State of North Carolina
 County of Hoke

I, *Janet L. Low*, Review Officer of Hoke County, certify that the map or plat which this certification is affixed meets all statutory requirements for recording.

Janet L. Low
 Review Officer

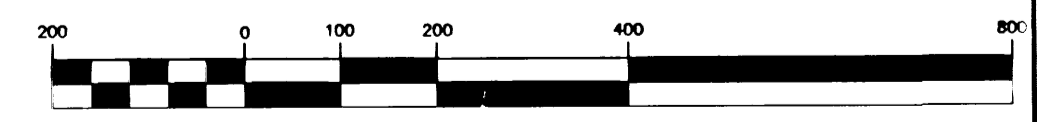
10-8-2024
 Date

MAJOR SUBDIVISION
 BUFFALO CREEK
 LOTS 1-47

PROPERTY OF: GRACELAND DEVELOPMENT INC
 BLUE SPRINGS TOWNSHIP
 NEAR RAEFORD NORTH CAROLINA
 HOKE COUNTY

DRAWN BY: MDA2	PROJECT: BUFFALO CREEK
CHECKED BY: MDA	NeilSinclair-Plat.dwg
DATE: 10/07/24	SHEET 1 OF 2

GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft.

Averette Engineering Co., P.A.
 CIVIL ENGINEERING
 LAND SURVEYING
 PLANNING
 Address: 712 E. Lake Ridge Road
 Raeford, NC 28376
 Phone: (910) 488-5656
 Fax: (910) 488-0181
 License: C-0146
 Web: www.averette-eng.com
 Established 1970

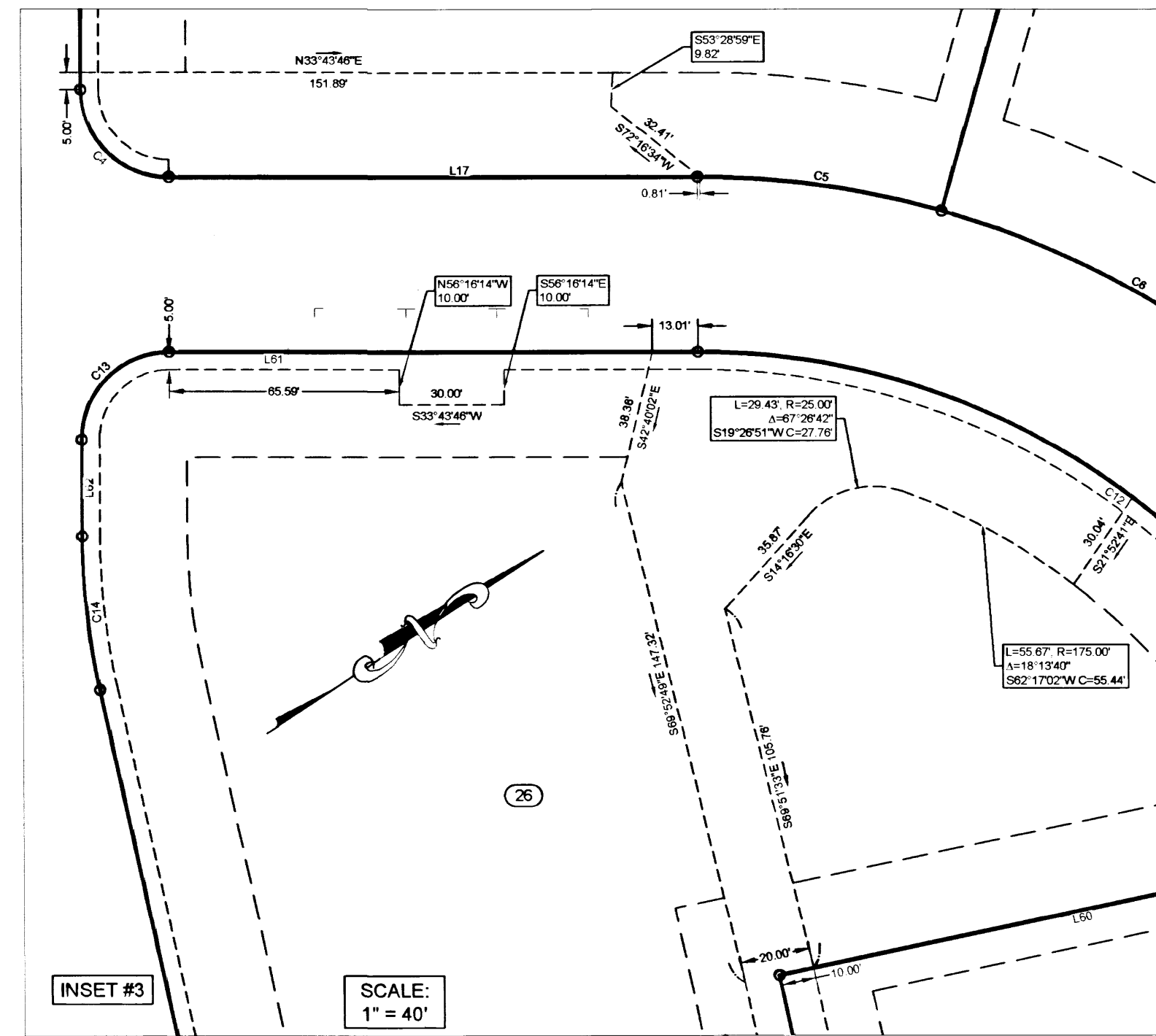
Line #	Length	Direction
L1	181.08	N69° 22' 16"W
L2	234.86	N69° 07' 49"W
L3	88.67	S17° 41' 07"W
L4	111.00	N20° 37' 44"E
L5	231.01	S69° 22' 16"E
L6	231.01	N69° 07' 49"W
L7	110.03	N20° 37' 44"E
L8	223.21	N69° 22' 16"W
L9	223.22	S69° 07' 49"E
L10	109.09	N20° 37' 44"E
L11	151.17	N69° 22' 16"W
L12	13.38	N56° 16' 14"W
L13	190.54	S69° 07' 49"E
L14	32.67	N69° 17' 34"W
L15	117.92	N21° 12' 13"E
L16	62.67	N56° 16' 14"W
L17	150.95	S33° 43' 46"W
L18	186.04	N29° 44' 19"E
L19	174.38	N40° 24' 13"W
L20	205.20	N29° 44' 19"E

Line #	Length	Direction
L21	282.47	N24° 22' 57"W
L22	275.02	S69° 01' 13"E
L23	164.01	N21° 38' 43"E
L24	90.13	N68° 20' 02"W
L25	185.89	S69° 01' 13"E
L26	154.56	N21° 39' 58"E
L27	164.78	N68° 20' 02"W
L28	164.79	S69° 01' 13"E
L29	156.54	N21° 39' 58"E
L30	155.89	N68° 20' 02"W
L31	155.70	S69° 01' 13"E
L32	158.40	N21° 39' 58"E
L33	155.89	N68° 20' 02"W
L34	155.70	S69° 01' 13"E
L35	180.27	N21° 39' 58"E
L36	155.89	N68° 20' 02"W
L37	155.70	S69° 01' 13"E
L38	162.13	N21° 39' 58"E
L39	155.89	N68° 20' 02"W
L40	155.70	S69° 01' 13"E

Line #	Length	Direction
L41	164.00	N21° 39' 58"E
L42	131.50	N68° 20' 02"W
L43	140.72	S21° 20' 08"W
L44	155.70	S69° 01' 13"E
L45	146.82	S21° 20' 08"W
L46	131.13	S68° 20' 02"E
L47	172.37	S21° 39' 58"W
L48	150.00	S68° 20' 02"E
L49	150.00	S68° 20' 02"E
L50	173.24	S21° 39' 58"W
L51	174.13	S21° 39' 58"W
L52	150.00	S68° 20' 02"E
L53	174.97	S21° 39' 58"W
L54	150.00	S68° 20' 02"E
L55	175.73	S21° 39' 58"W
L56	150.00	S68° 20' 02"E
L57	175.53	S21° 39' 58"W
L58	128.65	S68° 20' 02"E
L59	150.00	S68° 42' 42"E
L60	176.40	S21° 39' 58"W

Line #	Length	Direction
L61	150.95	N33° 43' 46"E
L62	27.63	S56° 16' 14"E
L63	271.39	N68° 39' 52"W
L64	150.00	N68° 39' 52"W
L65	150.00	S68° 38' 24"E
L66	171.65	N21° 20' 08"E
L67	150.00	N68° 39' 52"W
L68	150.00	S68° 37' 20"E
L69	171.59	N21° 20' 08"E
L70	150.00	N68° 39' 52"W
L71	150.00	S68° 39' 17"E
L72	171.48	N21° 20' 08"E
L73	150.00	S68° 40' 30"E
L74	171.45	N21° 20' 08"E
L75	150.00	N68° 39' 52"W
L76	150.00	N68° 39' 52"W
L77	150.00	S68° 39' 55"E
L78	171.48	N21° 20' 08"E
L79	131.98	N68° 39' 52"W
L80	146.48	S21° 20' 08"W

Curve #	Chord	Chord Bearing	Length	Radius	Delta
C1	34.85	N26° 30' 24"W	38.56	25.00	088° 23' 02"
C2	23.88	N70° 02' 13"W	23.88	1024.67	001° 19' 27"
C3	58.20	N62° 49' 22"W	58.32	255.00	013° 06' 17"
C4	35.36	S78° 43' 46"W	39.27	25.00	090° 00' 00"
C5	70.39	S41° 39' 47"W	70.62	255.00	015° 52' 01"
C6	118.26	S63° 00' 15"W	119.35	255.00	026° 48' 56"
C7	79.93	S65° 29' 43"W	80.26	255.00	018° 02' 01"
C8	76.35	N76° 56' 39"W	76.64	255.00	017° 13' 14"
C9	35.46	S66° 30' 03"W	39.41	25.00	090° 19' 50"
C10	21.38	S71° 19' 24"E	21.39	205.00	006° 58' 43"
C11	240.87	N69° 42' 32"E	257.46	205.00	071° 57' 27"
C12	35.36	N11° 16' 14"W	39.27	25.00	090° 00' 00"
C13	44.26	N62° 28' 03"W	44.35	205.00	012° 23' 39"
C14	35.36	S66° 20' 08"W	39.27	25.00	090° 00' 00"
C15	35.36	S23° 39' 52"E	39.27	25.00	090° 00' 00"
C16	46.79	S62° 49' 22"E	46.89	205.00	013° 06' 17"
C17	17.64	S69° 53' 42"E	17.64	975.01	001° 02' 12"
C18	35.83	N63° 27' 07"E	39.94	25.00	091° 32' 00"

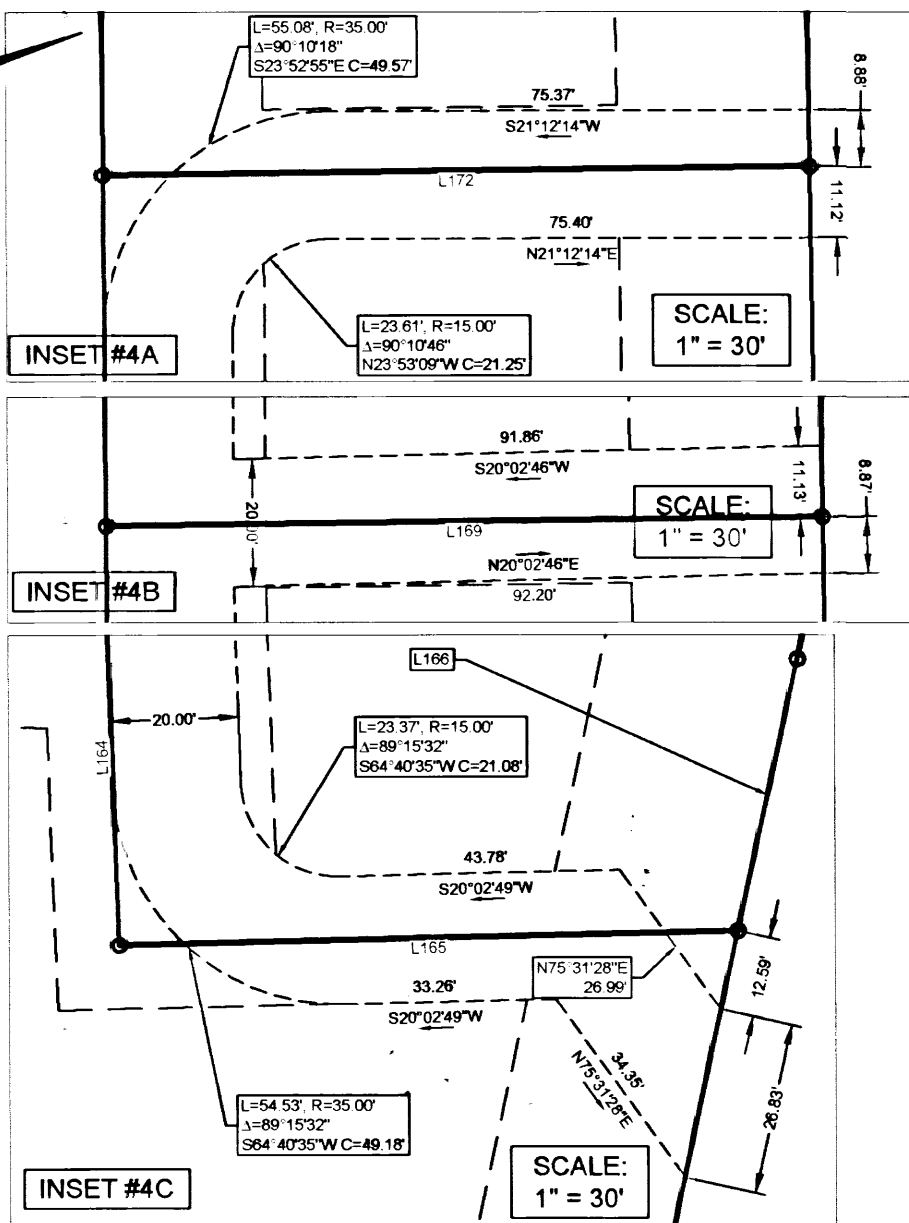
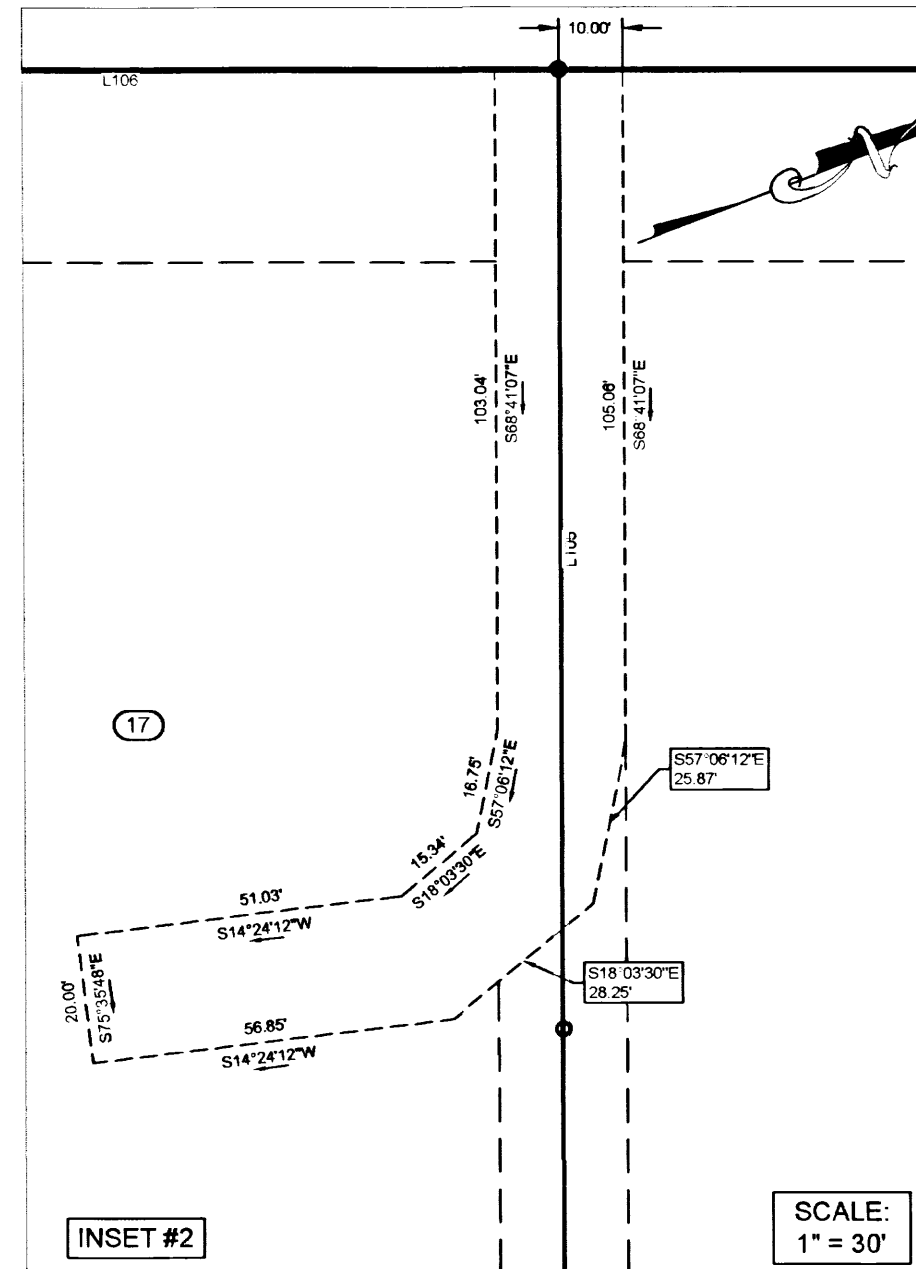
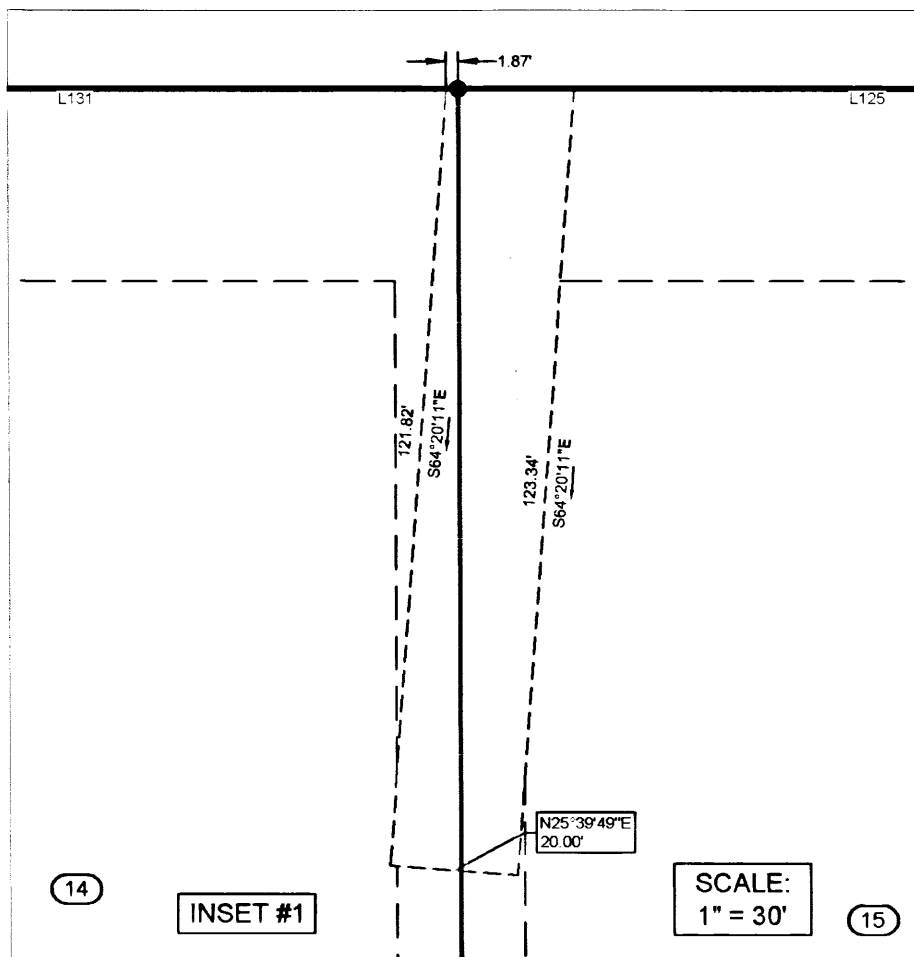


Line #	Length	Direction
L81	156.98	S68° 39' 45"E
L82	171.48	N21° 20' 08"E
L83	122.41	N21° 20' 08"E
L89	6.34	S69° 01' 13"E
L90	847.02	S69° 01' 13"E
L91	130.00	S69° 01' 13"E
L96	851.67	S68° 41' 07"E
L97	130.00	S68° 41' 07"E
L98	128.00	N21° 20' 08"E
L104	828.54	S68° 41' 07"E
L105	150.00	S68° 41' 07"E
L106	136.89	N21° 20' 08"E
L112	831.71	S68° 54' 16"E
L113	256.25	S68° 54' 16"E
L114	123.84	N21° 20' 08"E
L123	955.18	S68° 41' 07"E
L124	257.02	S68° 41' 07"E
L125	128.00	N21° 20' 08"E
L129	1118.21	S68° 41' 07"E
L130	257.82	S68° 41' 07"E

Line #	Length	Direction
L131	119.71	N21° 20' 08"E
L132	258.56	N69° 00' 00"W
L133	1163.84	N69° 00' 00"W
L134	9.86	S69° 00' 00"E
L135	125.01	S21° 20' 08"W
L136	139.96	S68° 39' 52"E
L137	164.96	N69° 00' 00"W
L138	150.98	S21° 20' 08"W
L139	180.06	S68° 39' 52"E
L140	160.06	N69° 00' 00"W
L141	151.92	S21° 20' 08"W
L142	159.94	S68° 39' 52"E
L143	159.95	N69° 00' 00"W
L144	152.85	S21° 20' 08"W
L145	160.06	S68° 39' 52"E
L146	160.06	N69° 00' 00"W
L147	153.79	S21° 20' 08"W
L148	160.00	S68° 39' 52"E
L149	160.00	N69° 00' 00"W
L150	154.73	S21° 20' 08"W

Line #	Length	Direction
L151	160.00	S68° 39' 52"E
L152	160.00	N69° 00' 00"W
L153	155.66	S21° 20' 08"W
L154	160.01	S68° 39' 52"E
L155	160.01	N69° 00' 00"W
L156	156.80	S21° 20' 08"W
L157	53.34	S68° 39' 52"E
L158	50.37	S56° 16' 14"E
L159	157.27	N69° 00' 00"W
L160	174.28	S21° 20' 08"W
L161	109.77	S56° 16' 14"E
L162	100.00	N21° 38' 35"E
L163	164.55	N69° 00' 00"W
L164	59.02	N70° 41' 39"W
L165	96.74	S20° 02' 49"W
L166	43.54	S56° 16' 14"E
L167	151.14	S69° 22' 30"E
L168	182.00	N68° 58' 32"W
L169	112.03	S20° 37' 30"W
L170	223.25	S69° 22' 30"E

Line #	Length	Direction
L171	223.25	N68° 58' 32"W
L172	110.47	S20° 37' 30"W
L173	230.98	N69° 22' 30"E
L174	230.98	S68° 58' 32"E
L175	108.86	S20° 37' 30"W
L176	183.21	S69° 22' 30"E
L177	80.99	S17° 41' 07"W
L178	221.05	S68° 58' 32"E
L179	128.17	N22° 04' 51"E
L180	128.04	N22° 44' 17"E
L181	171.98	N18° 10' 25"W
L182	178.36	N22° 49' 23"W
L183	207.86	N30° 40' 31"W
L184	125.15	N05° 21' 08"W



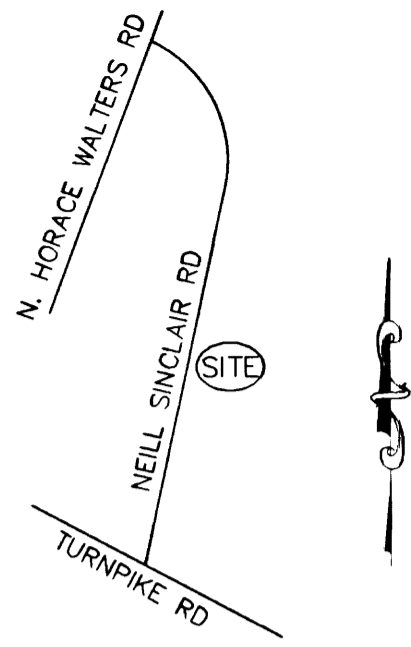
**MAJOR SUBDIVISION
 BUFFALO CREEK SUBDIVISION
 LOTS 1-47**

PROPERTY OF: GRACELAND DEVELOPMENT INC
 BLUE SPRINGS TOWNSHIP
 NEAR RAEFORD NORTH CAROLINA
 HOKE COUNTY

DRAWN BY: MDA2	PROJECT: BUFFALO CREEK
CHECKED BY: MDA	Neil Sinclair - Plat.dwg
DATE: 10/07/24	SHEET 2 of 2

Averette Engineering Co., P.A.
 CIVIL ENGINEERING
 LAND SURVEYING
 PLANNING
 Address: 712 E. Lake Ridge Road
 Raeford, NC 28376
 Phone: (910) 488-5656
 Fax: (910) 488-0181
 License: C-0146
 Web: www.averette-eng.com
 Established 1970

FILED Oct. 08, 2024 02:30:40 pm
 Hoke County, NC
 ELAINE BRAYBOY
 REGISTERED
 OF DEEDS
 VIA INSTRUMENT # 06884
 RECORDING \$21.00
 EXCISE TAX (None)



The lots shown on this plat are proposed to be served with onsite water and/or sewer systems. The lots as shown meet the minimum size prescribed by the Hoke County Health Department for such system. However the recording of the plat does not guarantee that any such lot will meet the requirements for the approval of the Health Department for such onsite systems.

DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 PROPOSED SUBDIVISION ROAD MINIMUM CONSTRUCTION CERTIFICATION

THE ROADS INDICATED ON THIS PLAT ARE DESIGNED TO THE DEPARTMENT'S MINIMUM CONSTRUCTION STANDARDS. THE ROADS MUST BE CONSTRUCTED TO THESE STANDARDS, PAVED AND IN AN ACCEPTABLE STATE OF MAINTENANCE AT THE TIME THAT THEY ARE ACCEPTED ONTO THE STATE SYSTEM. ALL RESPONSIBILITY FOR THE ROADS REMAINS WITH THE OWNER OF THE PROPERTY, HIS HEIRS, OR ASSIGNS UNTIL SUCH TIME AS THE ROADS ARE ACCEPTED FOR MAINTENANCE BY THE BOARD OF TRANSPORTATION.

APPROVED *Janet L. Low*
 DISTRICT ENGINEER
 DATE 10-08-2024



NORTH CAROLINA HOKE COUNTY
 I, MICHAEL D. AVERETTE, PLS NO. 3352 CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION RECORDED IN DB 1474, PG 992; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600); THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS 7TH DAY OF OCTOBER, 2024.

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Michael D. Averette
 MICHAEL D. AVERETTE, PLS NO. 3352

"THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE LAND SHOWN ON THE PLAN IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF HOKE COUNTY AND THAT THIS PLAT AND ALLOTMENT IS MY FREE ACT AND DEED AND THAT I DO HEREBY DEDICATE TO PUBLIC USE STREETS AND EASEMENTS FOREVER ALL AREAS SHOWN OR INDICATED ON SAID PLAT."

Graceland Development Inc
 OWNER (S)

PROPERTY OWNER:
 GRACELAND DEVELOPMENT INC
 PO BOX 531
 PARKTON, NC 28371

NOTES

- HOKE COUNTY PUBLIC WORKS IS RESPONSIBLE FOR SIDEWALK AND ADA RAMP MAINTENANCE.
- MAIL KIOSK (CBU) SHALL BE ADA COMPLIANT/SHALL BE CONSTRUCTED & MAINTAINED BY HOA.
- DRIVEWAYS FOR ALL LOTS CREATED WITHIN THIS SUBDIVISION SHALL ACCESS INTERNAL SUBDIVISION ROADS AND NOT HAVE ACCESS TO SR 1212 (NEILL SINCLAIR ROAD).
- ALL DRAINAGE SYSTEMS/EASEMENTS OUTSIDE OF THE NCDOT RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA.
- THERE ARE NO NCGS HORIZONTAL CONTROL MONUMENTS WITHIN 2000' OF THIS PROPERTY
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- 52.2 ACRES TOTAL (BY COORDINATE COMPUTATION)
- ZONED: RA-20
- SURVEYED: SEPTEMBER 2024

REFERENCES:
 PIN #: 5849-40-00-1096
 DB. 1474 PG. 0992
 MAP 6, PG 60

10. RA-20 ZONING SETBACK REQUIREMENTS

FRONT: 30'
 SIDE: 10'
 REAR: 25'

Parcel #	Area (SF)	Area (Ac.)	Parcel #	Area (SF)	Area (Ac.)	Parcel #	Area (SF)	Area (Ac.)	Parcel #	Area (SF)	Area (Ac.)	Parcel #	Area (SF)	Area (Ac.)
1	24,033	0.55	11	24,373	0.56	21	25,722	0.59	31	26,053	0.60	41	33,004	0.76
2	25,331	0.58	12	24,240	0.56	22	25,720	0.59	32	25,921	0.60	42	32,963	0.76
3	24,837	0.57	13	24,992	0.57	23	25,720	0.59	33	26,799	0.61	43	35,293	0.81
4	26,569	0.61	14	162,841	3.73	24	25,730	0.59	34	25,622	0.59	44	24,422	0.56
5	25,630	0.59	15	165,395	3.80	25	25,743	0.59	35	25,388	0.58	45	24,456	0.56
6	25,368	0.58	16	145,278	3.34	26	83,238	1.91	36	25,098	0.58	46	25,530	0.59
7	24,983	0.57	17	136,020	3.12	27	26,545	0.61	37	24,807	0.57	47	25,753	0.59
8	24,831	0.57	18	125,491	2.88	28	26,419	0.61	38	24,517	0.56			
9	24,682	0.57	19	124,156	2.85	29	26,302	0.60	39	25,632	0.59			
10	24,540	0.56	20	26,784	0.61	30	26,182	0.60	40	25,725	0.59			

LEGEND:

- RIGHT-OF-WAY LINE
- PROPERTY LINE SURVEYED
- - - EASEMENT LINE
- - - CREEK LINE
- - - SETBACK LINE
- ISS - ○ - IRON STAKE SET
- EIS - ● - EXISTING IRON STAKE
- EIP - ● - EXISTING IRON PIPE
- EPK - ▲ - EXISTING PK NAIL
- ECM - □ - EXISTING CONCRETE MONUMENT
- P.D.E. PERMANENT DRAINAGE EASEMENT

STATEMENT OF APPROVAL

Approved for recording by the Subdivision Administrator of Hoke County, North Carolina on the 8 day of Oct, 2024 pursuant to the Hoke County Subdivision Ordinance. Must be recorded within 15 days of this date.

Janet L. Low
 Hoke County Subdivision Administrator

STATEMENT OF REVIEW OFFICER

State of North Carolina
 County of Hoke

I, *Janet L. Low*, Review Officer of Hoke County, certify that the map or plat which this certification is affixed meets all statutory requirements for recording.

Janet L. Low
 Review Officer

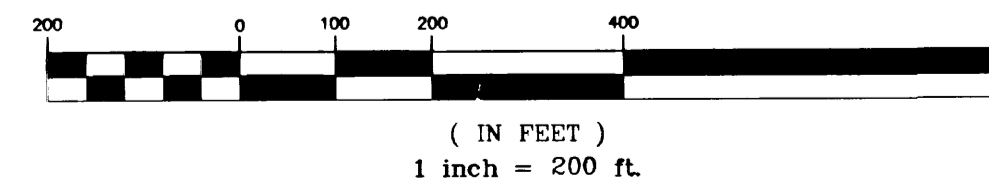
10-8-2024
 Date

MAJOR SUBDIVISION
 BUFFALO CREEK
 LOTS 1-47

PROPERTY OF: GRACELAND DEVELOPMENT INC
 BLUE SPRINGS TOWNSHIP
 NEAR RAEFORD NORTH CAROLINA
 HOKE COUNTY

DRAWN BY: MDA2	PROJECT: BUFFALO CREEK
CHECKED BY: MDA	NeilSinclair-Plat.dwg
DATE: 10/07/24	SHEET 1 OF 2

GRAPHIC SCALE



Averette Engineering Co., P.A.
 CIVIL ENGINEERING
 LAND SURVEYING
 PLANNING
 Address: 712 E. Lake Ridge Road
 Raeford, NC 28376
 Phone: (910) 488-5656
 Fax: (910) 488-0181
 License: C-0146
 Web: www.averette-eng.com
 Established 1970