

2004 APR 23 PM 12: 52

CATHERINE A. ADKINS
REGISTER OF DEEDS

02704

PREPARED BY AND RETURN TO: ROBERT K. CATHERWOOD, P. O. Box
1624 Oxford, North Carolina

STATE OF NORTH CAROLINA
COUNTY OF VANCE

**DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR PINE SHORE ESTATES**

THIS DECLARATION is made this 14th day of April, 2004 by Mead Land Company, LLC., a North Carolina Limited Liability Company, and having an office at 185 N. Piney Grove Road., Manson, North Carolina 27553;

WITNESSETH:

WHEREAS, Mead Land Company, LLC (the "Developer" and/or "Declarant"), a North Carolina Limited Liability Company, is the owner in fee simple of the following described lots or parcels of land located in Middleburg Township, Vance County, North Carolina, being more particularly described as follows:

BEING Lots 1-25 of Pine Shore Estates, Property of Mead Land Company, a North Carolina Limited Liability Company as prepared by Cawthorne & Associates, PA dated March 29, 2004, and appears in Plat Book W, Page 991, in the office of the Register of Deeds of Vance County, North Carolina.

WHEREAS, the Developer desires to provide for the preservation of the values and amenities in the subdivision and for the maintenance of open spaces and other common facilities and desires to create and maintain a quiet, restful and desirable subdivision for the protection of owners who buy lot in said subdivision; and to this end, desires to subject the real property described above (the "Property") to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of the Property, and each owner thereof; and

WHEREAS, the Developer has deemed it desirable for the efficient preservation of the values and amenities in the subdivision to create an agency or association to which should be delegated and assigned the powers of maintaining and administering the subdivision open spaces and other common facilities and administering and enforcing the covenants and restriction and collecting and disbursing the assessment and charges hereinafter created; and

WHEREAS, the Developer has or will incorporate Pine Shore Estates Residential Community Association, Inc. (the "Association") for the purpose of exercising the aforesaid functions subject to the provisions of Paragraph 1.34 and the rights of the Developer reserved therein.

NOW, THEREFORE, the Developer, for itself, its successors and assigns, declares that the real property described hereinabove is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth (the "Restrictions").

ARTICLE I.
PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS

1.1 USE OF LOT: The above-described lots shall be used for single-family residential purposes only; no dwelling may be erected, altered, placed or permitted to remain on the above-described lots other than one detached single-family dwelling (and garage),

1.2 SUBDIVIDING LOTS: No lot shall be subdivided without the written consent of the Developer, its successors, assigns or duly authorized agent, to wit: Ann Mead ("Authorized Agent"), except that two lot owners may subdivide an unimproved lot lying between them, but only one single-family residence shall be built on the combined original lot and the subdivided portion of any lot; provided further, that adjoining lot owners may adjust their common boundary line by the sale or exchange of property between such lot owners, so long as such sale or exchange is approved by the Developer and conforms in all respects with the zoning ordinances of Vance County, North Carolina, and so long as such sale or exchange does not result in any improved lot being reduced to less than 30,000 square feet, and so long as said sale or exchange conforms in all other respects with the provisions of these restrictive covenants.

1.3 SETBACKS: No dwelling shall be hereinafter erected, altered, or placed on any lot closer than thirty (30) feet from the margin of the right of way of the road granting access to said lot [NOTE: notwithstanding the foregoing, the lot must have a minimum of 100 foot of width at the minimum building setback] nor closer than twenty (20) feet from the sidelines of any lots; nor closer than twenty (25) feet from the rear line of any lot [NOTE: notwithstanding the foregoing, there will be a zero (0) foot setback for property lines adjoining the property of the United

States of America (Kerr Reservoir)). For purposes of this paragraph, eaves, steps and cornices shall not be considered part of a dwelling.

1.4 PRIOR APPROVAL OF IMPROVEMENTS AND

BUILDING CONTRACTOR:

No dwelling, building, structure, outbuilding, fence, wall or other improvement of any nature whatsoever (except for the interior alterations to existing structures not affecting the external structure of appearance of any improvements on any portion of the lot) shall be constructed on any lot unless and until the plans and building specifications for such construction have been approved in writing by the Developer, its successors, assigns or duly Authorized Agent. The plans to be submitted to the Developer for its approval shall include:

(a) the construction plans, specifications and description of materials, including all exterior colors and proposed landscaping (specifically including placing of driveways, and clearing and/or tree removal) and grading; and

- No carports will be approved on any lot.
- No metal buildings and/ or metal outbuilding can be placed on any lot.

(b) a plat showing the locations of all proposed improvements.

The Developer's approval required hereinabove is a continuing approval in regards to all future alterations, including exterior colors.

The building contractor, selected by lot owner to construct the dwelling, building, structure, outbuilding, fence, wall or other improvement, which is subject to the approval of the Developer as set forth hereinabove, must also be approved in writing by the Developer, its successors, assigns or duly Authorized Agent.

Any approved dwelling, building, structure, outbuilding, fence, wall or other improvement of any nature whatsoever must be completed within one (1) year after the issuance of the building permit, unless the Developer, its successors or assigns, or duly Authorized Agent, in its sole discretion, extends this period of time in writing.

1.5 NO LIABILITY:

Approval by the Developer shall not constitute a basis for liability of the Developer for any reason, including, without limitation: (i) failure of the plans to conform to any applicable building codes; or (ii) inadequacy or deficiency in the plans resulting in defects in the improvements.

1.6 MINIMUM SQUARE FOOTAGE:

No plans for a dwelling shall be approved unless the living area (heated floor area) exclusive of open porches, garages and

patios, exceeds 1,500 square feet for one story, and 1,550 square feet for two story (with a minimum of 1,000 square feet on the ground floor of a two-story dwelling) measured from outside wall lines (and excluding any square footage in basement).

1.7 FOUNDATIONS:

All buildings shall have perimeter foundations of finished brick and/ or block, or of an approved material of equal or better quality. To this end, the material used for perimeter foundations must be approved in writing by the Developer, its successors, assigns or duly Authorized Agent.

1.8 PROHIBITED BUILDING MATERIALS:

No building shall be constructed which uses cinder or concrete blocks, asphalt singles, tar paper, metal siding, vinyl siding or masonite siding (without prior approval of the Developer, its successors, assigns or duly Authorized Agent) as a major exterior building materials (these materials may be used as roofing material, however).

1.9 PERMITTED AND PROHIBITED IMPROVEMENTS:

No dwelling, building, structure, outbuilding or other permitted improvements shall be constructed on any lot except by conventional construction, i.e. on site, "stick built." The developer must approve modular off frame design and plans in advance. No modular construction (on frame home shall be permitted on any lot. No structure of a temporary character, including tents, motor homes, trailers and/ or campers, shall be used on any lot at any time as residence, either temporarily or permanently. No mobile home or "manufactured home," whether singlewide, doublewide, triple wide, or any other width, may be placed upon any lot. "Manufactured home" shall have the same definition as set forth in NCGS Section 143-145 (7).

1.10 DRIVEWAYS:

All driveway pipe shall be constructed of fifteen-inch (15") re-enforced concrete pipe, with a minimum of sixteen feet (16') of pipe laid in the driveway entrance in compliance with all specifications of the State of North Carolina, and to this end, the driveway pipe must be approved in writing by the Developers, its successors, assigns or duly Authorized Agent. The first fifty (50) feet of all driveways, extending from the road granting access to said lot shall be paved with a minimum of four (4) inches of concrete or a minimum of two (2) inches of asphalt with a minimum of six (6) inches of compacted stone and/ or an approved equivalent building material; thereafter, the driveway can be concreted, asphalted, and/ or graveled.

1.11 APPROVAL CRITERIA:

Approval of the proposed plans and specifications shall be based upon compliance with the provision of these covenants, the quality of workmanship and materials, harmony of exterior design with the surrounding structures, locations of improvements with respect to topography and finished grade elevations, the effect of the construction on the natural tree growth and vegetation, and all other factors which in the sole opinion of

the Developer shall affect the desirability or suitability of the proposed improvements.

1.12 MAINTENANCE REQUIREMENTS:

All approved dwellings shall thereafter be maintained in a state of good repair (i.e. landscaped, grass mowed, painted, etc.) to further the harmonious design and maintenance of the subdivision and any external physical damage to a previously approved dwelling shall be repaired within ninety (90) days of said damage [NOTE: The Developer, in its sole discretion, reserves the right to extend said ninety (90) day period of time for an additional period of time not to exceed a total of one hundred eighty (180) days should the lot owner be delayed in making a repair as the result of material shortages, adverse weather conditions, and delays in transportation which were not reasonably anticipated or acts of God].

1.13 PERMITTED ANIMALS:

No animals, livestock, or poultry of any kind shall be raised or bred on any lot, except dogs, cats, or any other normal household pets. [NOTE: All fencing shall be subject to the Developer's prior approval as set forth in Paragraph 4 hereinabove]. No dangerous animal of any kind will be permitted in the subdivision, nor will hog parlors or chicken houses be permitted on any lot in the subdivision.

1.14 WASTE DISPOSAL:

No part of the property herein conveyed shall be used or maintained as a dumping ground or rubbish, trash, garbage, or other waste and the same shall not be kept, except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition at all times.

1.15 LANDSCAPING:

No grass or weeds shall be allowed to grow taller than six inches (6") on any lot, and all dwellings shall be landscaped (seeded and strawed) within ninety (90) days of occupancy with the following features:

- (a) all driveways are subject to the provisions of Paragraph 1.10 above, and all parking areas shall be paved with a minimum of four (4) inches of concrete, a minimum of two (2) inches of asphalt with a minimum of six (6) inches of compacted stone and/ or graveled; and
- (b) all residences shall maintain a minimum of eight (8) shrubs in front of the dwelling, which shall be properly maintained and pruned at all times; and
- (c) all stumps and other vegetation shall be removed; and
- (d) all satellite systems shall be screened from public view, and have low growing shrubs or flowerbed placed around the base.

In addition, any uprooted stumps, or unsightly vegetation shall be removed from any lot within ninety days (90) from the date of purchase, or start of construction by the owner, unless the owner has contracted with the Developer to the contrary, and the owner has contracted with the Developer for the removal of said stumps and vegetation; in which event, the cost of the same shall be included in the purchase price of the lot; and said agreement shall be recited in the deed of transfer; or unless the Developer, its successors, assigns or duly Authorized Agent have otherwise waived enforcement of this provision.

1.16 SIGNS:

No billboard or sign of any kind shall be displayed to public view on any lot except one sign of not more than nine (9) square feet advertising the lot for sale.

1.17 SWIMMING POOLS:

No above-ground swimming pools shall be erected on any lot, and any below-ground swimming pool shall be enclosed by properly approved (i.e. by the Developer) fencing to keep small children or unauthorized visitors from entering the enclosed area, and meet all state and/or county regulations in regards to private swimming pools.

1.18 PROHIBITED VEHICLES:

No lot owner shall drive or park or permit any other person to drive or park any heavy equipment (including tractor trailers and trucks in excess of one ton, three wheelers, four wheelers, or dirt bikes on any street and/or any lot within the subdivision except moving vans and/or construction vehicles which may be driven or parked on the subdivision streets and/or lots for the temporary purpose of moving a lot owner in or out of a dwelling constructed on a lot; and/or for the construction of improvements on a lot.

1.19 SPEED LIMITS:

All lot owners agree to observe posted speed limits along said roads, and other safety signs, i.e., stop signs, etc.

1.20 SANITARY REGULATIONS:

No water supply system for human consumption or sewage disposal system shall be permitted on the lots herein conveyed unless the locations, construction and design are in full compliance with requirements, standards and recommendations of the Vance County Health Department and North Carolina State Board of Health. All lots will be connected to the public water system at the cost of the lot owner using specified contractor named by the developer. In addition, the location of septic systems to be constructed on any lot must be approved in writing by the Developer, its successors, assigns or duly Authorized Agent. No outdoor toilet or privy shall be constructed on any lot.

**1.21 NOXIOUS ACTIVITY
PROHIBITED:**

No noxious or offensive activity shall be carried on or allowed upon any portion of the Property nor shall anything be done thereon that shall be or become a nuisance or annoyance. Final determination of

what constitutes a nuisance or annoyance to the neighborhood shall be made by the Developer and/ or the Board of Directors of the Association.

1.22 DISABLED VEHICLES

AND/ OR BOAT:

Any motor vehicle, other motor conveyance and/ or boat not in a running condition must be removed from any lot within thirty (30) days. No disabled, junked or dismantled motor vehicles and/ or boat shall be allowed on any lot.

1.23 UTILITIES:

All utilities serving an individual lot shall be run underground at the expense of each individual lot owner.

1.24 EASEMENTS OR RIGHTS

OF WAY AND SETBACKS:

The conveyance of all lots is made and accepted subject to any easements or rights of way that may have been granted for power, lights, telephone lines, access, drainage facilities, water facilities, and/or sewer facilities, or as shown on any recorded plat of Pine Shore Estates Subdivision.. The Developer reserves the right to subject the property in this subdivision to a contract with Progress Energy for the installation of street lighting, which may require a continuing monthly payment to Progress Energy by each purchaser of a lot in said subdivision. In addition, the Developer reserves an easement on the northeast corner of Lots 1 and 14 and the northwest corner of Lots 4 and 19 for the erection and maintenance of Subdivision signs, fences and decorative structures as determined in the sole discretion of the developer.

In addition, there shall be a twenty (20) foot landscaping easement along the boundary line of all lots adjoining Piney Grove Road (S.R.1363) and Lots 1,4,14, and 19.

1.25 ACCESS ROADS AND CERTAIN

DRIVEWAYS PROHIBITED:

No lot owner shall be permitted to use his lot, or any portion thereof, as an access easement to allow an adjoining landowner access to the roads constructed by the Developer in the subdivision; provided however, that the lot owner may use his own lot for access to other property belonging solely to the said lot owner which is adjacent to a lot in this subdivision, provided the Developer consents in writing to such use.

1.27 DEVELOPER APPROVAL

OF LEASES:

For the purpose of maintaining the residential character of the subdivision and for the protection of the lot owners with regards to financially responsible residents, leases of an approved dwelling on any lot by the owner thereof shall be subject to the approval of the Developer, its successors, assigns or duly Authorized Agent and/or the Board of Directors of the Association, which shall not be unreasonably withheld. However, no daily and/or

weekly, leases and/ or rentals shall be approved by the Developer and/ or the Board of Directors of the Association.

1.29 GOLF CART PATHS:

The recorded plat of the subdivision shows six-foot golf paths extending from the private road within the subdivision to and from the property of the United States of America (Kerr Reservoir). The recording of the plat does not give the subsequent lot owners any rights in and to the use of said golf cart paths, but rather, the golf cart paths will be reserved for use by lot owners who have either purchased a "slip" in the community dock or who have been specifically granted the right to use the golf cart paths in the deed of conveyance to a particular individual lot within the subdivision. In addition, there shall be an annual assessment surcharge to the users of the golf cart paths by the Association to defray the cost of the maintenance of the same.

1.30 COMMUNITY DOCK:

The Developer shall construct a community dock with "dock slips," which said dock slips should be for sale by the Developer. Purchase of dock slips within the community dock shall be limited to lot owners with priority going to the owners of lots NOT adjoining the property of the United State of America (Kerr Reservoir) but NOT being assigned a boat dock permit at the time the lot owner purchases the same from the Developer. After all lots not adjoining the property of the United State of America (Kerr Reservoir) and all lots adjoining the property of the United States of America (Kerr Reservoir) and not being assigned a boat dock permit at the time the lot owner purchases the same from the Developer have been sold by the Developers and after each of said lot owners have been afforded an opportunity to purchase a boat dock slip within the community dock, should any additional boat dock slips be available, then in that event, the Developer may sell the same to other lot owners within the subdivision. The ownership of a boat dock slip shall be appurtenant to the ownership of a lot within the subdivision, (i.e. No person shall own a boat slip without also owning a lot within the subdivision).

1.31 BOAT DOCK PERMITS:

Developer and all subsequent lot owners acknowledge that all boat dock permits to be placed on the shoreline of the property of the United States of America (Kerr Reservoir) are subject to the rules and regulations of the United States Army Corp of Engineers in its capacity as the managing entity of the property of the United States of America (Kerr Reservoir). Notwithstanding the above, the Developer has previously secured boat dock permits from the United States Army Corp of Engineers and shall assign the same to subsequent owners of lots in the subdivision in its sole discretion as an appurtenance to the lot subsequently sold, and to this end, should the owner of a lot and boat dock permit subsequently sell the lot, the boat dock permit appurtenant to that lot shall be transferred to the purchaser of such lot, subject to such requirements of the United States Army Corps of Engineers. (i.e. No person shall own a boat dock permit without also owning a lot within the subdivision). Additionally, no lot owner shall apply with the United States Army Corp of Engineers for a boat dock

permit without the prior written approval of the Developer, it being the intention of the Developer and the understanding of all subsequent lot owners that the Developer will maintain control over the issuance of the boat dock permits in order to better permit the orderly development of the lots and recreational facilities in the subdivision. Notwithstanding the foregoing, should a subsequent lot owner and boat dock permit holder desire to sell the lot and to transfer the boat dock permit as an appurtenance thereto, it shall not be necessary to secure the written approval of the Developer. Additionally, no subsequent owner of a lot adjoining the property of the United States of America (Kerr Reservoir) shall grant an easement across the lot to any person for the purpose of that person securing a boat dock permit from the United States Army Corp of Engineers. To maintain the high quality of standards and uniformity boat docks must be ordered from a contractor specified by the developer.

1.32 BOAT STORAGE AREA:

The developer shall designate a lot within the subdivision as a boat storage area, which shall be properly fenced and subsequently maintained by the Association as set forth hereinafter. The Developer shall control the use of the boat storage area by subsequent lot owners, including the number of boats to be stored within the same until such time as the Association begins maintaining the same as set forth hereinafter, at which time the Association shall develop appropriate rules and regulations in regards to using the same

1.33 SPEC HOUSES:

No lot owners shall build a house for "speculation" purposes, it being agreed that all lots in the subdivision are for owner occupants and/ or second (vacation) homes, **HOWEVER**, the Developer, its successors and assigns, reserves the right to build a house (s) for "speculation" purposes.

1.34 ROADS, SUBDIVISION SIGN, LANDSCAPING, GOLF CART PATHS, COMMUNITY DOCK

The Developer will construct the subdivision sign, landscaping, and gate, golf cart paths, community dock and boat storage area, and in addition, will construct the roads in the subdivision to the North Carolina Department of Transportation on minimum standards for subdivision roads. [NOTE: Developer contemplates and all subsequent lot purchasers are hereby informed that the roads in the subdivision will be turned over to the State of North Carolina except Winbush road which will remain private and is to be maintained pursuant to the provisions of this paragraph 1.34, The Developer shall maintain said subdivision sign, landscaping, golf cart paths, community dock and in a state of good repair until such time seventy (70%) percent of the lots have been sold by the Developer [NOTE: At this time, the Developer will convey the roads, and any and all other common areas and /or amenities including but not specifically limited to the subdivision sign, and gate, golf cart paths and community dock to the Association], or in the case of roads, until such time as the roads have been accepted by the North Carolina Department of Transportation for public maintenance. The developer reserves the right to grant an appropriate right of way to the North Carolina Department of Transportation for

purposes of state maintenance of the roads in the subdivision. **HOWEVER**, The Developer **SHALL** be entitled to use the hereinafter-established annual assessment, surcharge assessment and special assessment to defray the cost for maintaining the same. Once seventy (70%) percent of the lots have been sold, the roads, the subdivision sign, landscaping, golf cart paths, community dock shall be maintained in a state of good repairs by the Association

Annual Assessment: There shall be an annual assessment in the sum of Five Hundred (\$500.00) Dollars per lot to be paid by the lot owner to the Association (for use by the Developer and/ or the Association as set forth hereinabove) at the time of the purchase of a lot (to be prorated during the calendar year of purchase and thereafter to be assessed on January 1 of each year and to be due payable on or before January 31). Thereafter, said annual assessment shall be payable to the Association and shall be set in an amount approved by the Board of Directors of the Association on an annual basis, not to be less than Five Hundred (\$500.00) Dollars per year.

Assessment Surcharge: The lots owners who use the golf cart paths shall pay a surcharge assessment to the Association (for use by the Developer and/ or the Association as set forth hereinabove) in a prorated amount (i.e. per lot using the golf cart path) necessary to defray the cost of maintaining the same to be billed with the annual assessment due on January 1 of each year and to be due and payable on or before January 31. Said assessment surcharge shall be payable to the Association and shall be set in an amount approved by the Board of Directors of the Association on an annual basis.

The lot owners who use the community dock shall pay a surcharge assessment to the Association (for use by the Developer and/or the Association as set forth hereinabove) in a prorated amount (i.e. per lot using the community dock) necessary to defray the cost of maintaining the same to be billed with the annual assessment due on January 1, of each year to be due and payable on or before January 31. Said assessment surcharge shall be set in an amount approved by the Board of Directors of the Association on an annual basis.

Special Assessments: There shall be a special assessment to be paid by the lot owners to the Association (for use by the Developer and/ or the Association as set forth hereinabove) in an amount and at a time approved by the Board of Directors of the Association on an annual basis, **AS NEEDED**, for any capital improvements.

ARTICLE II

THE ASSOCIATION STRUCTURE, MEMBERSHIP, VOTING RIGHTS AND DIRECTORS

2.1 GENERAL: The Association is a North Carolina non-profit corporation organized to further and promote the common interest of lot owners in the subdivision. The Association shall have such powers in furtherance of its purposes as set forth in its Articles and By-Laws.

2.2 MEMBERSHIP:

voting members as follows:

The Association shall have two classes of

Class A.

Class A members shall be all lot owners with the exception of the Developer and shall be entitled to one (1) vote for each lot owned. When more than one (1) persons hold an interest in a given lot, all such persons shall be members, and the vote for the lot shall be exercised as they may determine between or among themselves. In no event, shall more than one (1) vote be cast with respect to any lot owned by Class A members.

Class B.

Class B member shall be the Developer, who shall be entitled to exercise three (3) votes for each lot owned. Class B membership shall cease and be converted to Class A membership when the total votes outstanding in Class A membership equal the total votes outstanding Class B membership or on January 1, 2016, whichever first occurs.

2.3 RIGHTS, DUTIES, PRIVILEGES**AND OBLIGATIONS:**

The rights, duties, privileges and obligations of membership in the Association are as set forth in its Articles and By-Laws.

2.4 ASSESSMENTS:

- **General:** Pursuant to the powers granted in its Articles and By-Laws, the Association is hereby expressly authorized and empowered to levy annual assessments against all lots in the subdivision [excluding all lots owned by the Developer], surcharge assessments pursuant to Paragraph 1.34 and special assessments pursuant to Paragraph 1.34 for and including but not limited to the following: prorate portions as determined by the Board of Directors of the Association for roads, subdivision sign, landscaping, golf cart paths, community dock, also liability insurance coverage and shall be set in an amount approved by the Board of Directors of the Association on an annual basis [and as to annual assessments in an amount not to be less than Five Hundred (\$500.00) Dollars per year].

- **Collection and Lien:** The amount of the assessment levied by the Association shall be levied annually on or before January 1 and shall be paid to it annually on or before January 31. If any assessment is not paid within thirty (30) days of the due date thereof, the amount of such assessment, together with interest computed at the simple rate of eight (8%) percent per annum from and after the date due date thereof any cost of collection including reasonable attorney's fees; if any, shall at the option of the Board of Directors of the Association, constitute and become a lien upon said lot as of the due thereof upon the filing of notice thereof with the office of the Clerk of Superior Court of Vance County (which notice shall be filed within 120 days from the due date of said assessment). In such evidence, the services rendered by the Association for the benefit of such lot and for which an assessment is levied

shall be deemed to have been performed on the due date of such assessment and to "improve" the lot and/ or create an "improvement" thereon as defined in Chapter 44A of the North Carolina General Statutes. The lien arising there from shall constitute a "line of mechanic's, laborers, and material men dealing with owner," and such lined may be perfected and enforced pursuant to the provisions of said statutes. The lien created hereby shall not, however, be superior to any mortgage or deed of trust recorded prior to the filing of the notice of claim of lien or any other statutory line having priority or otherwise provided by law. Any action to enforce said lined may at the Association's option, include a prayer for collection of assessment levied against the lot since the filing date of the notice of claim of lien. The Association may purchase the property at any sale thereof contemplated under Section 44A of the General States of North Carolina.

- Proof of Payment Upon Request: The Association shall furnish a statement certifying that all assessments then due have been paid or indicating the amount then due.

- Suspension: The Association shall not be required to transfer membership on its books or to allow the exercise of any rights of privileges of membership on account thereof to any lot owner or any person claiming under them unless or until all assessments and charges to which they are subject have been paid in full.

ARTICLE III MISCELLANEOUS

3.1 ENFORCEMENT: The enforcement of these covenants may be by proceeding in law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages. Failure to enforce any covenant or restriction herein contained for any period of time shall in no event be deemed a waiver estoppel of the right to enforce the same.

3.2 SEVERABILITY: The invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other covenants, which shall remain in full force and effect.

3.3 DURATION: These restriction are covenants running with the land and shall be binding on all owners of property covered by these restrictive covenants and all persons claiming under them for a period of thirty (30) years from the date these Restrictions are recorded, after which time, said Restrictions shall be automatically extended for additional periods of ten (10) years each, unless an instrument signed by three-fourths (3/4) of the owners of the similarly restricted lots has been recorded in which it is agreed otherwise. These restrictions cannot be altered or changed prior to that date without the written consent of the Developer, its successors and assigns.

3.4 AMENDMENT:

These restrictions may be amended by duly recording an instrument executed and acknowledged by not less than three-fourth's (3/4's) of the owners of the lots in the subdivision (i.e. the owners of 20 lots)

IN WITNESS THEREOF, the Developer has caused this instrument to be signed in its name by its duly authorized manager this 14th day of April, 2004.

Mead Land Company, LLC

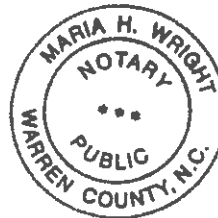
BY: Ann M. Mead, Manager

STATE OF North Carolina
COUNTY OF Vance

I, a Notary Public in and for said County and State, do hereby certify that Ann M. Mead personally appeared before me this day and acknowledged that she is the Manager of Mead Land Company, a North Carolina Limited Liability Company and that as such she executed the foregoing on behalf of the limited liability company.

WITNESS my hand and notarial seal this 16th day of April, 2004.

My Commission Expires: 4/25/2007
Maria H. Wright



STATE OF NORTH CAROLINA, VANCE COUNTY

The foregoing certificate of Maria H. Wright, Notary Public of Warren County, NC is certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

CYNTHIA S. ABBOTT, REGISTER OF DEEDS

By: Charles S. Deal Deputy

FILED FOR RECORD
VANCE COUNTY, N.C.
CYNTHIA S. ABBOTT
REGISTER OF DEEDS

RECORDED Sep 19, 2006
AT 03:39 pm

INSTRUMENT # 05299

FILED FOR RECORD
VANCE COUNTY, N.C.
CYNTHIA S. ABBOTT
REGISTER OF DEEDS

RECORDED Aug 09, 2006
AT 04:24 pm

INSTRUMENT # 04518

Prepared By: Lori A. Renn
409 Young Street
Henderson, N.C. 27536

**This document is re-recorded to correct and delete an obvious scrivener's error on page 2
in paragraph "1.3 SETBACKS." Lori A. Renn Lori A. Renn, drafting attorney

STATE OF NORTH CAROLINA

COUNTY OF VANCE

**AMENDMENT TO DECLARATION OF PROTECTIVE
COVENANTS, CONDITIONS, RESTRICTIONS AND
EASEMENTS FOR PINE SHORE ESTATES**

WHEREAS, Declaration of Protective Covenants, Conditions, Restrictions and Easements for Pine Shore Estates for all of Pine Shore Estates (hereinafter "Protective Covenants") were duly recorded in the Vance County Register of Deeds in Deed Book 1043, Page 509; and

WHEREAS, Mead Land Company, LLC is the Developer as stated in said Protective Covenants and is the owner of Lots 1, 2, 6, 8, 9, 12, 14, 15R, 17, 19, 20 and 21, being 12 lots in Pine Shore Estates; and

WHEREAS, Charles T. Miller, Sr. and wife, Jena P. Miller are the owners of Lot 3 Pine Shore Estates as recorded in Deed Book 1074, Page 396, Vance County Registry; and

WHEREAS, John Mead and Ann M. Mead are the owners of Lot 13 Pine Shore Estates as recorded in Deed Book 1113, Page 443, Vance County Registry; and

WHEREAS, Lebert A. Howes, Sr. is the owner of Lot 10 Pine Shore Estates as recorded in Deed Book 1066, Page 618, Vance County Registry; and

WHEREAS, Steven Earl Clagg and Laurel Ruth Anthony are the owners of Lot 16R of Pine Shore Estates as recorded in Deed Book 1117, Page 967, Vance County Registry; and

WHEREAS, Cornerstone Development Associates, Inc. is the owner of Lots 22, 24, and 25 of Pine Shore Estates as recorded in Deed Book 1107, Pages 385, 393, and 401, Vance County Registry; and

WHEREAS, Skipper's Cove, LLC is the owner of lots 7 and 11 of Pine Shore Estates as recorded in Deed Book 1117, Page 951, Vance County Registry; and

WHEREAS, paragraphs 3.3 and 3.4 of the Protective Covenants provide that the Developer and three-fourths of the owners of the restricted lots may amend the Protective Covenants in writing; and

AND WHEREAS, paragraph 1.3 of the Protective Covenants states:

"No dwelling shall be hereinafter erected, altered, or placed on any lot closer than thirty (30) feet from the margin of the right of way of the road granting access to said lot [NOTE: notwithstanding the foregoing, the lot must have a minimum of 100 foot of width at the minimum building setback]..."

AND WHEREAS, the above named and undersigned desire to amend paragraph 1.3 of the Protective Covenants to remove the requirement of a minimum of 100 foot of width at the minimum building setback;

NOW THEREFORE, the Protective Covenants for Pine Shore Estates as appear in Deed Book 1043, Page 509, in the office of the Register of Deeds of Vance County, are hereby amended and substituted to read as follows:

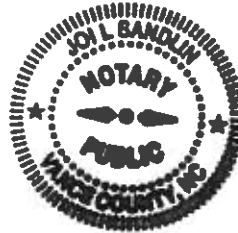
1.3. **SETBACKS**: No dwelling shall be hereinafter erected, altered, or placed on any lot closer than thirty (30) feet from the margin of the right of way of the road granting access to said lot ~~[NOTE: notwithstanding the foregoing, the lot must have a minimum of 100 foot of width at the minimum building setback]~~ nor closer than twenty (20) feet from the sidelines of any lots; nor closer than twenty-five (25) feet from the rear line of any lot [NOTE: notwithstanding the foregoing, there will be a zero (0) foot setback for property lines adjoining the property of the United States of America (Kerr Reservoir)]. For purposes of this paragraph, eaves, steps and cornices shall not be considered part of a dwelling.

IN WITNESS WHEREOF, the above referenced lot owners and Mead Land Company, LLC, as Developer and as an owner, have set their hands and seals and caused this instrument to be signed in its name by its duly authorized officers and managers this the 1 day of August, 2006.

Mead Land Company, LLC

BY: Ann M. Mead, Manager
Ann M. Mead, Manager

STATE OF NORTH CAROLINA
COUNTY OF VANCE



I, a Notary Public, do certify that Ann M. Mead personally appeared before me and acknowledged that she is the Manager of Mead Land Company, LLC, a Limited Liability Company, and that by authority duly given and as the act of the Limited Liability Company, the foregoing instrument was signed in its name by her as its Manager.

WITNESS my hand and official seal or stamp this 1 day of August, 2006.

Joy L. Bandlin
Notary Public

My Commission Expires:

MY COMMISSION
EXPIRES MARCH 14, 2009

FILED FOR RECORD
VANCE COUNTY, N.C.
CAROLYN R. PECORA
REGISTER OF DEEDS

RECORDED Jun 17, 2013

AT 03:25 pm

BOOK 01263

START PAGE 0705

END PAGE 0722

INSTRUMENT # 02581

EXCISE TAX (None)

STATE OF NORTH CAROLINA

COUNTY OF VANCE

AMENDMENT TO DECLARATION
OF PROTECTIVE COVENANTS,
CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR PINE
SHORE ESTATE

WHEREAS, Declaration of Protective Covenants, Conditions, Restrictions and Easements for Pine Shore Estates for all of Pine Shore Estates (hereinafter "Protective Covenants") were duly recorded in the Vance County Register of Deeds in Deed Book 1043, Page 509; and

WHEREAS, Mead Land Company, LLC is the Developer as stated in said Protective Covenants and is the owner of Lots 1, 2, 6, 12, 14, and 17, being 6 lots in Pine Shore Estates; and

WHEREAS, Charles T. Miller, Sr., Widower, is the owner of Lot 3 Pine Shore Estates, as recorded in Deed Book 1074, Page 396, and Book 1086, Page 317, Vance County Registry; and

WHEREAS, John Mead and Ann M. Mead are the owner of Lot 13 Pine Shore Estates as recorded in Deed Book 1113, Page 443, Vance County Registry; and

WHEREAS, Lebert A. Howes, Sr. is the owner of Lot 10 Pine Shores Estates as recorded in Deed Book 1066, Page 618, Vance County Registry; and

WHEREAS, David Harris and Sherry Harris are the owners of Lot 16R of Pine Shore Estates as recorded in Deed Book 1146, Page 792, Vance County Registry; and

WHEREAS, Richard A. Waugh and Lois E. Waugh are the owners of Lot 22 of Pine Shore Estates as recorded in Deed Book 1152, Page 992, Vance County Registry; and

WHEREAS, Phillip E. Townsend and Donna M. Townsend are the owners of Lot 24R of Pine Shore Estates as recorded in Deed Book 1131, Page 410 and Book 1156, Page 600, Vance County Registry, and

WHEREAS, Elaina R. Edwards and Perry H. Edwards are the owners of Lots 25R of Pine Shore Estates as recorded in Deed Book 1157, Page 340, Vance County Registry, and

WHEREAS, Skipper's Cove, LLC is the owner of Lot 7 of Pine Shore Estates as recorded in Deed Book 1117, Page 951, Vance County Registry; and

WHEREAS, Glenn B. Charlton and Gerry L. Charlton are the owners of Lots 11 and 12B of Pine Shore Estates as recorded in Deed Book 1160, Page 338, Vance County Registry, and

WHEREAS, Stephen J. Townsend and Donna M. Townsend are the owners of Lot 4 of Pine Shore Estates as recorded in Deed Book 1074, Page 405 and Book 1086, Page 315, Vance County Registry, and

WHEREAS, Bruce M. Solomon and Kathryn E. Solomon are the owners of Lot 5 of Pine Shore Estates as recorded in Deed Book 1074, Page 394 and Book 1086, Page 313, Vance County Registry, and

WHEREAS, William Wayne Lestourgeon and Deborah Hurley Lestourgeon are the owners of Lot 8 of Pine Shore Estates as recorded in Deed Book 1130, Page 798, Vance County Registry, and

WHEREAS, Bradford Lee Ashley and Deborah Johnson Ashley are the owners of Lot 9 of Pine Shore Estates as recorded in Deed Book 1128, Page 439, Vance County Registry, and

WHEREAS, JetSouth, LLC is the owner of Lot 18 of Pine Shore Estates as recorded in Deed Book 1119, Page 515, Vance County Registry, and

WHEREAS, J. Steven Conti and Brent A. Mullins are the owners of Lots 19 and 20 of Pine Shore Estates as recorded in Deed Book 1154, Page 809 (Lot 19) and Book 1149, Page 288 (Lot 20), Vance County Registry, and

WHEREAS, Caroline A. Lewis and Wilbur M. Swanson are the owners of Lot 21 of Pine Shore Estates as recorded in Deed Book 1130, Page 805, Vance County Registry, and

WHEREAS, James B. Perozek and Susan V. Perozek are the owners of Lot 23 of Pine Shore Estates as recorded in Deed Book 1244, Page 296, Vance County Registry, and

WHEREAS, paragraphs 3.3 and 3.4 of the Protective Covenants provide that the Developer and three-fourths of the owners of the restricted lots may amend the protective Covenants in writing; and

WHEREAS, the above named and undersigned desire to amend the Protective Covenants as set forth hereinafter.

NOW THEREFORE, the Protective Covenants for Pine Shore Estates as appear in Deed Book 1043, Page 509, and Amended in Book 1128, Page 430, in the office of the Register of Deeds of Vance County, are hereby amended and substituted to read as follows:

1.34 ROADS, SUBDIVISION SIGN, LANDSCAPING, GOLF CART PATHS, COMMUNITY DOCK

Annual Assessment: There shall be an annual assessment in the sum of Two Hundred (\$200.00) Dollars per lot to be paid by the lot owner to the Association, for use by the Association as set forth hereinabove, said dues shall be prorated during the calendar year of the initial purchase from the Developer and thereafter to be assessed on January 1 of each year and to be due and payable on or before January 31. Annual assessment shall be payable to the Association and shall be set in an amount approved by the Board of Directors of the Association on an annual basis, not to be less than Two Hundred Dollars (\$200.00) per year.

Special Assessments: There shall be a special assessment to be paid by the lot owners to the Association (for use by the Association in an amount approved by the Board of Directors of the Association and a majority of the lots by their owners, on an annual basis, for the capital improvements for which the assessment was approved.

2.4 ASSESSMENTS:

- **General:** Pursuant to the powers granted in its Articles and By-Laws, the Association is hereby expressly authorized and empowered to levy annual assessments against all lots in the subdivision, surcharge assessments pursuant to Paragraph 1.34 and special assessments pursuant to Paragraph 1.34 for and including but not limited to the following: prorate portions as determined by the Board of Directors of the Association for roads, subdivision sign, landscaping, golf cart paths, community dock, storage areas, common areas, and insurance coverage as deemed appropriate. Said assessments may be used for other purposes provided said use is approved by a majority of the Board of Directors and a majority of the lots of the subdivision by their owners, and shall be set in an amount approved by the Board of Directors of the Association and

a majority of the lots of the subdivision by their owners on an annual basis.

IN WITNESS WHEREOF, the above referenced lot owners and Mead Land Company, LLC, as Developer and as an owner, have set their hands and seals and caused this instrument to be signed in its name by its duly authorized officers and managers this the 3 day of MAY, 2013.

Mead Land Company, LLC

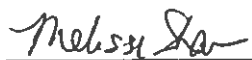
By: 
Ann M. Mead, Manager

STATE OF NORTH CAROLINA

COUNTY OF VANCE

I, a Notary Public, do hereby that Ann M. Mead personally appeared before me and acknowledged that she is the Manager of Mead Land County, LLC, a Limited Liability Company, and that by authority duly given and as the act of the Limited Liability Company, the foregoing instrument was signed in its name by her as its Manager.

Witness my hand and official seal, this 3 day of MAY, 2013.


Notary Public
Print Notary Name: MELISSA SHAW

My commission expires: Nov. 30, 2014

