

NORTH CAROLINA

FRANKLIN COUNTY

DECLARATION

OF

RESERVATIONS

This declaration made this the 4th day of March, 1981, by Lake Royale Corporation, the developer of Lake Royale Subdivision and Lake Royale Golf Course Club, Franklin County, North Carolina;

THAT WHEREAS, the said developer is developing a Golf Course and Golf Course Country Club and a residential addition to the existing subdivision as is depicted on Map 16, recorded in Plat Record File 1, Slides 181-185-A; and

THAT WHEREAS, a surface portion of certain residential lots which area is shaded on Map 16 and which abut the golf course are necessary for use as part of the golf course and the sub-surface areas may be required by the property owner for such items as leach fields or outfall lines;

NOW, THEREFORE, for the mutual use and benefit of the developer in the construction of the golf course and of the lot owners in the development of their property, the following uses for portions of said lots are defined:

The shaded area of lots 3103 - 3121, inclusive; 3155 - 3165, inclusive; 3181 - 3184, inclusive; 3194 - 3218, inclusive; 3221; 3222; 3225 - 3256, inclusive; 3295; 3363; 3383; 3384; 3403 - 3418, inclusive; 3420 - 3461, inclusive; 3487 - 3520, inclusive; and 3538 - 3556, inclusive; which are reflected on Map 16, recorded in Plat Record File 1, Slides 181-185-A, Register of Deeds, Franklin County, North Carolina, which lots abut the golf course, is subject to a 25-foot surface easement reserved to Lake Royale Corporation, its successors or assigns, for use as a portion of the golf course; and the shaded area along one side of Lots 3194, 3195, 3221 and 3222 as shown on said plats are subject to a 12½-foot surface easement reserved to Lake Royale Corporation, its successors or assigns, for a golf cart path; said easements are to be maintained by the developer, its successors or assigns, which said maintenance shall include the right to cut and clear the shaded area. The property owner is entitled to the sub-surface use of said shaded area for such purposes as he may deem advisable to include leach fields or other disposal systems in compliance with local health regulations. This reservation of easement shall continue so long as the golf course area is maintained as a golf course and should the same be discontinued, said reservation shall terminate and surface rights shall pass to the then owner of the lot so affected.

IN TESTIMONY WHEREOF, Lake Royale Corporation has caused this instrument to be executed in its corporate name by its duly authorized corporate officers, and its corporate seal attached, the day and year first above written, this the fourth day of March, 1981.

LAKE ROYALE CORPORATION

By: [Signature]  
Vice-President

ATTEST:

[Signature]  
Secretary

(Corporate Seal)

STATE OF Mississippi

COUNTY OF Jackson

I, Betty Cochran, a Notary Public, do hereby certify that J. W. Sewell, personally appeared before me this day and acknowledged that he is Secretary of Lake Royale Corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed by its name by its Vice President, sealed with the corporate seal, and attested by himself as its Secretary

Witness my hand and notarial seal this the 4th day of March, 1981

[Signature]  
Notary Public

My commission expires:

(SEAL) 2-28-83

North Carolina, Franklin County  
The foregoing certificate of Betty Cochran, a Notary Public of Jackson Co., Ms., is certified to be correct. This 13th day of March, 1981.

[Signature]  
Martha D. Shearin  
Register of Deeds

NORTH CAROLINA  
FRANKLIN COUNTY

Filed for Registration the 13th day of March AD 1981 at 10:50 A.M.  
registered the 13th day of March AD 1981 in Book 79 pages 196-197  
[Signature]  
MARTHA D. SHEARIN: REGISTER OF DEEDS  
BY \_\_\_\_\_