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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
JAMES PLANTATION

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DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS

JAMES PLANTATION

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "Declaration") is made this _____ day of June 2007 by HECHT PROPERTIES, LLC, a North Carolina Limited Liability Company and TONY L. CLONINGER, JR., INC., a North Carolina Corporation, hereinafter referred to as the "Declarant". All capitalized terms used herein shall have the meanings set forth in Article I, Section 1 or elsewhere in this Declaration.

STATEMENT OF PURPOSE

Declarant is the owner of certain property located in Lincoln County, North Carolina, which is more particularly described on that certain map recorded in Map Book 14 at Pages 268-269 in the Office of the Lincoln County Register of Deeds. Declarant desires to provide for the creation (on the property shown on that map together with other contiguous or nearby property hereafter made subject to this Declaration as another Phase as provided herein) of a residential community of single-family residences to be named JAMES PLANTATION (the "Development").

Declarant desires to insure the attractiveness of the Development, to prevent any future impairment thereof, to prevent nuisances and to enhance the value and amenities of all properties within the Development. Furthermore, Declarant desires to provide for the maintenance and upkeep of certain Common Areas within the Development, including, but not limited to the Sewer System, and the Roadways. As part of such Common Area, Declarant desires to construct and provide for the maintenance and upkeep of one or more lighted Entrance Monuments to be located at the entrance to the Development, which Entrance Monuments will be for the common use and benefit of all Owners.

Declarant desires to provide for a system whereby all owners will pay for the maintenance and upkeep of the Common Areas. All Owners in the Development will pay the cost associated with leasing the Street Lights and the cost of maintenance and upkeep of the Entrance Monuments, Entrance Gate, Sewer System, Roadways and such other Common Areas as such Owners are entitled to use and enjoy.

To these ends, Declarant desires to subject the real property described here in to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are the benefit of said property and each Owner thereof.

Declarant further desires to create an organization to which will be delegated and assigned the powers of owning, maintaining and administering the Common Areas, administering and enforcing the covenants and restrictions contained herein, and collecting and disbursing the assessments and charges hereinafter created, in order to efficiently preserve, protect and enhance the values and amenities in the Development, to ensure the residents' enjoyment of the specific rights, privileges and easements in the Common Areas, and to provide for the maintenance and upkeep of the Common Areas and amenities.

To that end the Declarant has or will cause to be incorporated under North Carolina law, pursuant to the Articles of Incorporation attached hereto as Exhibit "A" and incorporated herein by reference JAMES PLANTATION OWNERS ASSOCIATION, INC., as a non-profit corporation for the purpose of exercising and performing the aforesaid functions, said corporation to be governed by the Bylaws attached hereto as Exhibit "B" and incorporated herein by reference.

NOW, THEREFORE, Declarant, by this Declaration, does declare that all of the property described herein is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions, easements, charges and liens set forth in this Declaration, which shall run with the real property described herein and be binding on all parties owning any right, title or interest in said real

property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

ARTICLE I DEFINITIONS

Section 1. "Additional Declaration" shall mean and refer to any Declaration of Covenants, Condition and Restrictions filed in the Office of the Register of Deeds of Lincoln County, North Carolina with regard to a certain Phase, section or portion of the Property, as more particularly described in Article II, Section 2 hereof.

Section 2. "Additional Property" shall mean and refer to any additional real estate near or contiguous to the Property, including, without limitation, any real property located within four thousand (4,000) feet of any boundary of the Property, which may be made subject to the terms of this Declaration in accordance with the provisions of Article II, Section 2 of this Declaration.

Section 3. "Architectural Changes Committee" shall have the meaning set forth in Article VIII, Section 11 hereof.

Section 4. "Architectural Control Committee" shall mean and refer to the committee appointed by the Board to oversee the development and enforcement of architectural control standards and restrictions with respect to the Development and to perform certain other functions described in the Declaration.

Section 5. "Architectural and Landscape guidelines" shall have the meaning as set forth in Article VIII, Section 3 hereof.

Section 6. "Articles of Incorporation" shall mean and refer to the Articles of Incorporation for the Association attached as Exhibit "A" hereto and incorporated herein by reference.

Section 7. "Association" shall mean and refer to JAMES PLANTATION OWNERS ASSOCIATION, INC., a North Carolina non-profit corporation, its successors and assign.

Section 8. "'Board" or "Board of Directors" shall mean and refer to the Board of Directors of the Association, which shall be elected and shall serve pursuant to the Bylaws.

Section 9. "Bylaws" shall mean and refer to the Bylaws for the Association, attached as Exhibit "B" hereto and incorporated herein by reference.

Section 10. "Common Area" or "Common Areas" shall mean and refer to the, Entrance Monument, Entrance Gate, Street Lights, and Sewer System (as described in Exhibit C-1), and the Roadways, including sidewalks, drainage facilities and other improvements located therein, collectively, and any other property specifically shown and designated on the Map as "Common Open Area," "Common Open Space" or "COS." The Common Areas shall be owned by the Association (except as otherwise provided herein) for the common use, benefit and enjoyment of the Owners. The Declarant reserves the right, but not the obligation, to provide additional Common Areas within the Subdivision.

Section 11. "Declarant" shall mean and refer to HECHT PROPERTIES, LLC AND TONY L. CLONINGER, JR. , and such of its successors and assigns to whom the rights of Declarant hereunder are transferred by written instrument recorded in the office of the Register of Deeds for Lincoln County.

Section 12. "Development" shall mean and refer to JAMES PLANTATION a single-family residential development proposed to be developed on the Property by Declarant.

Section 13. "Dwelling" shall mean and refer to a structure for the use and occupancy as a detached single-family residence. Each Lot shall contain no more than one (1) Dwelling.

Section 14. "Entrance Monument" or "Entrance Monuments" shall mean and refer to the area(s) designated by Declarant over the parcels identified as "Entrance Monument Area" or "COS" (or a similar term) located at the entryway(s) to the Subdivision as shown on the Map, together with the stone monuments, Entrance Gate, entrance signs, lighting, irrigation systems, landscaping and other improvements constructed or to be constructed within such area(s), all to be used as an entryway or entryways (as the case may be) for the Development and for the purposes set forth in this Declaration.

Section 15. "Guidelines" shall mean and refer to the Architectural and Landscape guidelines.

Section 16. "Improvement" shall have the same meaning as set forth in Article VIII, Section 4.

Section 17. "Lot" or "Lots" shall mean and refer to the separately numbered parcels depicted on the Map, which Lots do not include the Common Area.

Section 18. "Map" shall mean and refer to (i) the map of the JAMES PLANTATION Subdivision recorded in Map Book 14 at Pages 268-269 in the Office of the Register of Deeds for Lincoln County, North Carolina, (ii) any map of Additional Property, and (iii) any revision of any such map recorded in such Office.

Section 19. "Member" shall mean and refer to every person or entity who holds membership in the Association.

Section 20. "Mortgage" shall mean any mortgage or deed of trust constituting a first lien on a Lot.

Section 21. "Mortgagee" shall mean the owner and holder of a Mortgage at the time such term is being applied.

Section 22. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of fee simple title to any Lot within the Development, including the Declarant if it owns any Lot, but excluding those having such interest merely as security for the performance of an obligation.

Section 23. "Person" shall mean and refer to any natural person, corporation, joint venture, partnership (general or limited), limited liability company, association, trust or other legal entity.

Section 24. "Phase" shall mean and refer to any phase, section or portion of the Property for which a separate Map or Maps are recorded in the Office of the Register of Deeds of Lincoln County, North Carolina.

Section 25. "Property" shall mean and refer to the property shown on the Map, exclusive of the public rights-of-way as shown on the Map, which Property includes the Lots and the Common Areas as defined herein and as more particularly shown on the Map.

Section 26. "Roadways" shall mean and refer to all roads and cul-de-sacs in the Subdivision as shown on the Map, all to be maintained by the Association as more particularly set forth in Article IV, Section 6 of this Declaration.

Section 27. "Community mailbox and newspaper facility" shall mean and refer to the mailbox and newspaper structure located just outside the gated entrance to the community. This will be installed by Hecht Properties, LLC as developer and maintained by the owners association.

Section 28. "Sewer System" shall mean and refer to that certain sanitary sewer system located within easements or Roadway right-of-way and as described in Article VII, Section 22.

Section 29. "Street Lights" shall mean and refer to those certain street lights which may be constructed upon and over the rights of way of the Roadways, Parking Area and other Common Areas.

Section 30. "Subdivision" shall mean and refer to JAMES PLANTATION Subdivision, as the same is shown on the Map.

Section 31. "Supplemental Declaration" shall mean and refer to any Supplemental Declaration of Covenants, Conditions and Restrictions filed in the office of the Register of Deeds of Lincoln County, North Carolina to bring additional property within the coverage of this Declaration and the jurisdiction of the Association, as more particularly described in Article II, Section 2 hereof.

ARTICLE II
PROPERTY SUBJECT TO THIS DECLARATION
AND WITHIN THE JURISDICTION OF
THE ASSOCIATION

Section 1. Property. The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration, and which is and shall be within the jurisdiction of the Association, is located in Lincoln County, North Carolina, and is the Property as defined above and as more particularly described and show on the Map recorded in Map Book 14 at Pages 268-269 in the Office of the Register or Deeds of Lincoln County, together with any Additional Property.

Section 2. Additions to the Property.

(a) Declarant may cause Additional Property (including Common Areas) to be made subject to the terms and scheme of this Declaration by filing one or more Supplemental Declarations in the Office of the Lincoln County Register of Deeds, containing a description of the Additional Property and a statement by the Declarant of its intent to extend the operation and effect of this Declaration to the Additional Property. Notwithstanding the foregoing, the covenants and restrictions established herein as applied to, or imposed upon, the Additional Property may be altered or modified by the filing of one or more Supplemental Declarations as provided in Subparagraph (b) below.

(b) Any Supplemental Declaration may contain complementary additions to the covenants and restrictions contained herein as may be necessary in the judgment of the Declarant to reflect the different character of the Additional Property. In no event, however, shall any Supplemental Declaration revoke or modify the covenants and restrictions contained herein with respect to the Property, nor revoke or modify the covenants and restrictions established by previously filed Supplemental Declarations, without meeting the requirements for Amendment set forth in this Declaration.

(c) In addition to the controls, covenants, conditions, restrictions, easements, development guidelines, charges and liens set forth in this Declaration, Declarant shall have the right, at its election without the consent of any Owner or Owners, to subject any Phase, section or portion of the Property owned by Declarant to additional controls, covenants, conditions, restrictions, easements, development guidelines, charges and liens, by filing an Additional Declaration in the Office of the Register of Deeds of Lincoln County covering only such Phase, section or portion of the Property. Such an Additional Declaration, may or may not provide for the establishment of a property owners' association to govern the ownership and/or maintenance of the Property affected by and the enforcement of the provisions of such Additional Declaration. Whether or not a property owners' association is formed pursuant to such Additional Declaration, the Association shall have the right and authority to enforce all controls, covenants, conditions, restrictions, easements, development guidelines, charges and liens imposed by such Additional Declaration and any amendments thereto, whether or not such right and authority is expressly provided for in such Additional Declaration.

(d) Notwithstanding anything contained herein to the contrary, it is expressly understood and agreed that, so long as Declarant owns any part of the Property, the prior written consent of Declarant shall be required for any parties to modify, change and/or amend, in whole or in part, the terms and provisions of this Declaration, any Supplemental Declaration and/or Additional Declaration or to impose new or additional covenants, conditions, restrictions or easements on any part of the Property.

ARTICLE III
PROPERTY RIGHTS

Section 1. Ownership of Common Areas. Except as otherwise provided herein, Declarant shall convey to the Association the Common Areas to be owned and maintained by the Association. The Declarant reserves the right to construct within the Common Areas; (i) the Entrance Monument(s) to be located at the entrance to the Development; (ii) the Entrance Gate to be located at the entrance to the Development; (iii) the Roadways (including sidewalks if any, drainage facilities and other improvements), and (iv) and Sewer System as reflected on the Map, for the use and enjoyment of the Owners who are entitled to the use of such Common Areas as provided in this Declaration. Notwithstanding the recordation of any Map or any other action by Declarant or the Association, all Common Areas shall remain private property and shall not be considered as dedicated to the use and enjoyment of the public.

Section 2. Owners' Rights to Use and Enjoy Common Areas. Each Owner shall have the non-exclusive easement and right to use and enjoy the Common Areas, and such right shall be appurtenant to and conveyed with title to such Owner's Lot, subject to the following:

(a) the right of the Association to promulgate and enforce reasonable regulations governing the use of the Common Areas to insure the availability of the right to use the Common Areas to the Owners and the safety of all Owners on the Common Areas;

(b) the right of the Association to suspend the voting rights of an Owner in the Association and the right of the Association to suspend the right to use certain or all of the Common Areas by an Owner for any period during which any assessment against said Owner's Lot remains unpaid, and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations;

(c) the right of the Declarant or the Association to grant or reserve utility, drainage and other easements across the Common Areas;

(d) the provisions of Article VIII of this Declaration.

Section 3. Delegation of Use. Any Owner may delegate, in accordance with the bylaws, his or her right of enjoyment to the Common Areas and facilities located thereon to the members of his or her family, his or her guests, invitees, or his or her tenants.

ARTICLE IV
THE ASSOCIATION

Section 1. Membership. Every Owner of a Lot shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot, and shall be governed by the Bylaws attached as "Exhibit "B"" hereto.

Section 2. Classes of Lots and Voting Rights. The voting rights of the Membership shall be appurtenant to the ownership of Lots. There shall be two classes of Lots with respect to voting rights:

(a) Class A Lots. Class A Lots shall be all Lots except Class B Lots as defined below. Each Class A Lot shall entitle the Owner(s) of said Lot to one (1) vote. When more than one Person owns an interest (other than a leasehold or security interest) in any Lot, all such Persons shall be Members and the voting rights appurtenant to said 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 Class A Lot.

(b) Class B Lots. Class B Lots shall be all Lots owned by Declarant which have not been conveyed to purchasers who are not affiliated with the Declarant. Each Class B Lot shall entitle the Owner of said Lot to four (4) votes for each Class B Lot owned by it.

Section 3. Relinquishment of Control. Notwithstanding anything contained herein to the contrary, the Class B membership shall cease and be converted to the Class A membership upon the earliest to occur of (a) the date on which Declarant no longer owns any part of the Property (b) the date Declarant shall elect, in its sole discretion that the Class B membership shall cease and be converted to the Class A membership (which election may be made, if at all, upon Declarant giving written notice of the election to the Board); or (c) December 31, 2010. The earliest to occur of (a), (b) or (c) above shall herein be referred to as the "Turnover Date." After the Turnover Date and for so long as Declarant owns any part of the Property, Declarant shall be a Class A member.

Section 4. Availability of Documents. The Association shall maintain current copies of the Declaration, the Bylaws and other rules concerning the Development as well as its own books, records, and financial statements available for inspection by all Owners, Mortgagees and insurers and guarantors of Mortgages that are secured by Lots. All such documents shall be available upon reasonable notice and during normal business hours. In addition, any Mortgagee may, at its own expense, have an audited statement prepared with respect to the finances of the Association.

Section 5. Management Contracts. The Association is authorized and empowered to engage the services of any person, firm or corporation to act as managing agent of the Association at a compensation level to be established by the Board and to perform all of the powers and duties of the Association. Provided, however, that the term of any such agreement with a managing agent shall not exceed one (1) year and shall only be renewed by agreement of the parties for successive one (1) year terms. Any such contract shall be terminable by the Association with or without cause upon ninety (90) days prior written notice to the manager without payment of a termination fee.

Section 6. Maintenance. The Roadways shall be maintained by the Association, provided that the Declarant, in its sole discretion, has the right to reimburse the Association for maintenance costs until the roadways are accepted for maintenance by the North Carolina Department of Transportation or other governmental entity. Such maintenance shall include repair and reconstruction, when necessary. Maintenance of the roadways shall conform to the standard of maintenance (if one is ascertainable) which would be required by the North Carolina Department of Transportation or other governmental entity before it would accept such Roadways for maintenance.

Association's maintenance responsibilities of Sewer System is outlined in attached Exhibits C-1, C-2, C-3, C-4.

The Common Areas, together with all utilities, easements and amenities located within the Common Areas and not otherwise maintained by public entities or utilities, shall be maintained by the Association as more particularly described below:

- (a) Maintenance of the Entrance Monument(s) shall include maintenance, repair and reconstruction, when necessary, of the Entrance Gate, stone monuments, signage, irrigation, planters and lighting located thereon and providing and paying for landscaping, utility charges for irrigation and lighting of the stone monuments and signage located thereon.
- (b) All Common Areas, including, but not limited to, the Roadways, Entrance Monument(s), and Entrance Gate shall be clean and free from debris and maintained in an orderly condition, together with the landscaping thereon (if any) in accordance with the highest standards for private parks, including any removal and replacement of any landscaping, utilities, or improvements located thereon.
- (c) The Association shall not be responsible for the maintenance of any Lot or any portion of any Lot or the improvements within the boundaries thereof. The Owners of such Lots shall be solely responsible for same. The inspection of grinder pumps will be the responsibility of the Association as outlined in Exhibit C-2.

Section 7. Reserve Fund. The Association shall establish and maintain an adequate reserve fund for the periodic maintenance, repair and replacement of improvements located on all Common Areas, Entrance Monument (s), Entrance Gate, Sewer System, and the Roadways and in order to fund unanticipated expenses of the Association or to acquire equipment or services deemed necessary or desirable by the Board of Directors. Such reserve fund shall be collected and maintained out of the Annual Assessments, as hereinafter defined.

Section 8. Liability Limitations. Neither Declarant, nor any Association Member, nor the board, nor any officers, directors, agents or employees of any of them shall be personally liable for debts contracted for or otherwise incurred by the Association or for a tort of another Association Member, whether or not such other Association Member was acting on behalf of the Association or otherwise. Neither Declarant, nor the Association, nor their directors, officers, agents or employees shall be liable for any incidental or consequential damages for failure to inspect any premises, improvements or portions thereof or for failure to repair or maintain the same. Declarant, the Association or any other person, firm or association making such repairs or maintenance shall not be liable for any personal injury or other incidental or consequential damages occasioned by any act or omission in the repair or maintenance of any premises, improvements or portions thereof. The Association shall, to the extent permitted by applicable law, indemnify and defend all members of the Board and against any and all loss, cost, expense, damage, liability, claim, action or cause of action arising from or relating to the performance by the Board of its duties and obligations, except for any such loss, cost, expense, damage, liability, claim, action or cause of action resulting from the gross negligence or willful misconduct of the person(s) to be indemnified.

ARTICLE V COVENANT FOR ANNUAL AND SPECIAL ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation for Annual, Supplemental annual, Special and Special Individual Assessments. The Declarant, for each Lot owned within the Property, hereby covenants, and each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agrees to pay to the Association Annual Assessments, Supplemental Annual Assessments, Special Assessments and Special Individual Assessments, as hereinafter defined, established and collected as hereinafter provided. Any such assessment or charge, together with interest, costs and reasonable attorneys' fees, shall also be the personal obligation of the Owner of such Lot at the time when the assessment fell due. The personal obligation for delinquent assessments or charges shall not pass to an Owner's successors in title unless expressly assumed by them, provided such assessments or charges, together with interest, costs, and reasonable attorneys' fees, shall, as set forth above, be a continuing lien upon the Lot against which such assessments or charges are made.

Section 2. Purpose of Annual Assessments. The assessments to be levied annually by the Association against each Lot ("Annual Assessments") shall be used as follows:

- (a) to repair, maintain, reconstruct (when necessary) and keep clean and free from debris the Common Areas and any improvements located thereon, including, but not limited to, and, Street Lights, Entrance Monument(s), Entrance Gate, and to maintain the landscaping thereon in accordance with the highest standards for private parks, including any necessary removal or replacement of landscaping;
- (b) to maintain and repair the Roadways to the standards of the maintenance (if one is ascertainable) which would be required by the North Carolina Department of Transportation or other governmental entity before it would accept such Roadways for maintenance, although the Roadways are intended to remain private;
- (c) to maintain and repair Sewer System per the standards outlined in Exhibit C-1;
- (d) to pay all costs associated with the lease of the Street Lights, including, but not limited to, monthly lease payments and utility costs;

- (e) to pay all ad valorem taxes levied against the Common Areas and any other property owned by the Association;
- (f) to pay the premiums on all insurance carried by the Association pursuant hereto or pursuant to the Bylaws;
- (g) to pay all legal, accounting and other professional fees incurred by the Association in carrying out its duties as set forth herein or in the Bylaws;
- (h) to maintain contingency reserves for the purposes set forth in Article IV, Section 7 hereof in amounts as determined by the Board of Directors.

Section 3. Payment of Annual Assessments; Due Dates. The Annual Assessments provided for herein shall commence as to each Lot on July 1, 2007. The Annual Assessment for the partial calendar year beginning July 1, 2007, and ending December 31, 2007, shall be \$907.50 per Lot, which amount shall be due and payable in two quarterly payments of \$453.75 due no later than July 31, 2007 and October 31, 2007. The Annual Assessment for the first full year (i.e., January 1, 2008, through December 31, 2008) shall be \$ 1,815.00 per Lot, which amount shall be due and payable in quarterly payments of \$453.75 due no later than January 31, 2008, April 30, 2008, July, 31, 2008, and October 31, 2008. The Annual Assessment for each and every year thereafter shall be in an amount as set by the Board of Directors, in accordance with Article V, Section 4, and shall be due and payable in one annual payment, such payment being due and payable no later than January 31 of each such year. The Board of Directors shall fix the amount of the Annual Assessment as to each Lot for any calendar year at least thirty (30) days prior to January 1 of such calendar year, and the Association shall send (by regular mail or conveyed electronically) written notice of the amount of the annual Assessment, as well as the amount of the payment due, to each Owner on or before January 4 of such calendar year. The failure of the Association to send, or of a Member to receive, such notice shall not relieve any Member of the obligation to pay Annual Assessments.

Section 4. Maximum Annual Assessment

(a) For all years following the first full calendar year of Annual Assessments and thereafter, the Board of Directors, by a vote in accordance with the Bylaws, without a vote of the Members, may increase the Annual Assessment each year by a maximum amount equal to the previous year's Annual Assessment times the greater of (i) ten percent (10%) or (ii) the annual percentage increase in the Consumer Price Index, All Urban Consumers, United States, All Items (1982-84=100) (hereinafter "CPI") issued by the U.S. Bureau of Labor Statistics for the most recent 12-month period for which the CPI is available. If the CPI is discontinued, then the index most similar to the CPI (published by the United States Government indicating changes in the cost of living) shall be used. If the Annual Assessments are not increased by the maximum amount permitted under the terms of this provision, the difference between any actual increase which is made and the maximum increase permitted for that year shall be computed and the annual Assessments may be increased by that amount in a future year, in addition to the maximum increase permitted under the terms of the preceding sentence for such future year, by a vote of the Board of Directors, without a vote of the Members.

(b) From and after the first full calendar year of Annual Assessments, the maximum annual assessment may be increased above the maximum amount set forth in subparagraph (a) of this Section 4 by a vote of a majority of the votes appurtenant to the Lots which are then subject to this Declaration, plus the written consent of Declarant (so long as Declarant owns any part or the Property).

(c) The Board of Directors may fix the Annual Assessment at an amount not in excess of the maximum set forth in Subparagraph (a) of this Section 4 (the "Maximum Annual Assessment"). If the Board of Directors shall levy less than the Maximum Annual Assessment for any calendar year and thereafter, during such calendar year, determine that the important and essential functions of the Association cannot be funded by such lesser assessment, the Board may, by vote in accordance with the Bylaws, levy a supplemental annual assessment ("Supplemental Annual Assessment"). In no event shall the sum of the

Annual and Supplemental Annual Assessments for any year exceed the applicable Maximum Annual Assessment for such year other than as set forth herein.

Section 5. Special Assessments for Capital Improvements. In addition to the Annual Assessment authorized above, the Association may levy, in any assessment year, a special assessment ("Special Assessment") applicable to that year only for the purpose of defraying, in whole or in part, the cost of (i) the construction of any Common Area improvements which are not originally constructed by Declarant; or (ii) the reconstruction, repair or replacement of the Common Areas, including, but not limited to, the Roadways, Entrance Gate, the Sewer System, or the Entrance Monument(s) and all improvements located thereon, including fixtures and personal property related thereto. Provided, however, any such assessment must be approved by Declarant (so long as Declarant owns any part of the Property) and by a vote of a majority of the votes appurtenant to the Lots which are then subject to this Declaration.

Section 6. Special Individual Assessments. In addition to the Annual Assessments and Special Assessments authorized above, the Board of Directors shall have the power to levy a special assessment applicable to any particular Lot Owner ("Special Individual Assessment") (i) for the purpose of paying for the cost of any construction, reconstruction, repair or replacement of any damaged component of the Common Areas, including the Roadways, Entrance Gate, the Sewer System, Entrance Monument(s), Street Lights, including all improvements located thereon, whether occasioned by any act or omission of such Lot Owner(s), members of such Lot Owner's family, or such Lot Owner's agents guests, employees or invitees and not the result of ordinary wear and tear; or (ii) for payment of fines, penalties or other charges imposed against any particular Lot Owner relative to such Lot Owner's failure to comply with the terms and provisions of the Declaration, the Bylaws or any rules or regulations promulgated by the Association or the Declarant pursuant to the Declaration or the Bylaws. Provided, however, Declarant shall not be obligated to pay any Special Individual Assessment except with Declarant's prior written approval. The due date of any Special Individual Assessment levied pursuant to this Section 6 shall be fixed in the Board of Directors resolution authorizing such Special Individual Assessment. Upon the establishment of a Special Individual Assessment, the Board shall send written notice of the amount and due date of such Special Individual Assessment to the affected Owner(s) at least thirty (30) days prior to the date such Special Individual Assessment is due.

Section 7. Assessment Rate.

(a) Subject to the exception set forth in subsection (b) below, annual, Supplemental Annual and Special Assessments must be fixed at a uniform rate for all Lots;

(b) Annual, Supplemental Annual and Special Assessments for each Lot owned by Declarant shall be one-third (1/3) of the Annual, Supplemental Annual and Special Assessments for each other Lot in the Subdivision not owned by Declarant.

ARTICLE VI
GENERAL ASSESSMENT PROVISIONS

Section 1. Certificate Regarding Assessments. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

Section 2. Effect of Nonpayment of Assessments; Remedies of the Association. Any Annual, Special, Special Individual, Supplemental, (or installment thereof) not paid by its due date as set forth herein, or any other assessment not paid by its due date, shall bear interest from such due date at the rate of eighteen percent (18%) per annum or the highest rate then permitted by law, whichever is less. In addition to such interest charge, the delinquent Owner shall also pay such late charge as may have been theretofore established by the Board of Directors to defray the costs arising because of late payment. The Association may bring an action at law against the delinquent Owner (or foreclose the lien against the Lot),

and interest, late payment charges, cost and reasonable attorney's fees related to such action or foreclosure shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessment provided for herein by not using the common Areas, or by abandoning such Owner's Lot.

Section 3. Subordination of the Lien to Mortgages. The lien of the assessments provided for in Article V of this Declaration shall be subordinate to the lien of any first Mortgage on a Lot. Sale or transfer of any Lot shall not affect the assessment lien. The sale or transfer of any Lot pursuant to a mortgage foreclosure under any first Mortgage on a Lot shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer; provided, however, that the Board of Directors may in its sole discretion determine such unpaid assessments to be an Annual, Special, Supplemental, as applicable, collectable pro rata from all Owners, including the foreclosure sale purchaser. Such pro rata portions are payable by all Owners notwithstanding the fact that such pro rata portions may cause the Annual Assessment to be in excess of the Maximum Annual Assessment or permitted hereunder. No sale or transfer shall relieve the purchaser of such Lot from liability for any assessments thereafter becoming due or from the lien thereof, but the lien provided for herein shall continue to be subordinate to the lien of any first Mortgage on a Lot.

ARTICLE VII RESTRICTIONS

Section 1. Residential Restrictions. Each Lot shall be used exclusively for single-family, non-transient residential purposes; provided, however, Declarant shall have the right to use construction offices and sales/marketing offices (and for related uses) for the Development. No trade, business or business activity of any kind shall be conducted upon a Lot or any part thereof except by Declarant as described hereinabove or except with the written approval of the Board. Provided, however, the board may permit a business or business activity to be conducted on a Lot as long as such business, in the sole discretion of the Board, does not unduly increase traffic flow or parking congestion on the Property or in the Development. The Board may issue rules regarding permitted business activities. Leasing of a residence on a Lot shall not be considered a business or business activity.

Except those to be utilized by Declarant as described hereinabove, no structure shall be erected, placed, altered, used or permitted to remain on any Lot other than one detached single-family private Dwelling and one private garage for not less than two (2) vehicles and not more than four (4) and only such other accessory structures as are approved in advance in writing by the Architectural Control Committee pursuant to the Guidelines. No Lot and no Improvements may be used for hotel or other transient residential purposes. Each lease relating to any Lot or any Improvements thereon (or any part of either thereof) must be for a term of at least six (6) months, must be in writing, and must provide that the tenant is obligated to observe and perform all of the terms and provisions hereof applicable to such Lot and/or Improvements.

No mobile, manufactured or modular home or structure having the characteristics or appearance of a mobile or manufactured home, including without limitations, any mobile, modular or manufactured house as defined by the building codes or other applicable laws of the state shall be located upon the property.

Section 2. Dwelling Size. The square footage requirement set forth below are for enclosed heated floor area and are exclusive of the areas in heated or unheated basements, vaulted ceiling areas and attics, unheated porches of any type, attached or detached garages, porte-cocheres and unheated storage areas, decks and patios.

Any Dwelling erected upon any Lot shall contain not less than the following heated floor areas:

	<u>Minimum Total Heated Area</u>	<u>Minimum Ground Floor Heated Area</u>
1 Story	2,800	2,800

1 ½ Story	3,000	1,600
Multi-Level	3,200	1,700

Notwithstanding the foregoing requirements, the Architectural Control Committee shall have the right (but not the obligation), because of restrictive topography, lot dimensions or unusual site related conditions or other reasons, to allow variances from such minimum square footage requirements of up to ten percent (10%) of such minimum square footage requirements by granting a specific written variance.

No Dwelling erected upon a Lot shall contain more than two and one-half (2 1/2) stories above ground level; provided, however, the Architectural Control Committee shall have the right (but not the obligation), because of steep topography, unique Lot configuration or similar reasons, to allow Dwelling heights greater than two and one-half (2 1/2) stories on rear and side elevations.

Section 3. Garages. Every house shall have an enclosed attached garage for not less than two (2) vehicles and not more than four (4) and only such other accessory structures as are approved in advance in writing by the ACC. Garage openings may not face the front elevation street unless approved in advance in writing by the ACC; and such approval will be given by the ACC only where particular hardship would otherwise result because of Lot size, configuration, topography, or other circumstances deemed sufficient by the ACC.

Garage doors are required for all garages, and of a carriage style or similar as approved by the ACC. Single bay garage doors are preferred over double width garage doors. Front entry garages must use single paneled carriage doors. Carports shall not be allowed. There must be a total minimum distance of twenty-eight (28) feet between the garage opening and the adjacent side Lot boundary line.

Section 4. Exterior. Exterior materials shall be brick, stucco, stone, cedar shake or horizontal siding. The predominant exterior must cover the front of the home and must be wrapped around to cover both sides of the home. Architectural features such as quoin-corners are encouraged. Horizontal siding must be fully back-supported to maintain a straight and even outer surface and must be fully and properly finished. The use of any vinyl siding will only be considered if used as an accent, and covers no more than 25% of the front face of the house. The vinyl material used must be pre-approved by the ACC. Vinyl must be at least a 0.046" thickness. Natural weathering of exterior wood materials is not desired. Imitation stone or brick-like materials are generally discouraged and may be used only upon prior written approval of the ACC.

The exterior surface of any building shall not be of asbestos shingle siding, aluminum siding, imitation brick or stoneroll siding, exposed concrete or cement blocks or logs.

Section 5. Roofs. Roofs and roof pitches shall be in proportion to the overall size and shape of the house. Except as specifically approved otherwise in writing by the ACC, the minimum roof slope for the main house structure shall be eight (8) vertical to twelve (12) horizontal. Acceptable roofing materials are (i) wood or metal shingles, (ii) wood shakes, (iii) natural or man-made slate, (iv) tile or (v) minimum twenty-five (25) year warranty variegated (not solid) color, architectural (sculpted) style, composition (fiberglass) shingles. All specific roof materials to be used must be approved in writing by the ACC as part of the final Building Plans and Specifications prior to commencement of construction.

The minimum overhang is to be twelve inches (12"). All vents that come through the roof must be black.

Section 6. HVAC Equipment. No air conditioning or heating equipment or apparatus shall be installed on the ground in front of, or attached to any front wall of, any Dwelling on a Lot. Additionally, air conditioning and heating equipment and apparatus shall be screened from view from streets by landscape improvements, as more particularly provided in the Guidelines.

Section 7. Exterior Lighting. Exterior lighting on Lots shall be subject to the applicable requirements and limitations in the Guidelines. Night lighting of recreational facilities on Lot is not permitted.

Section 8. Fences and Walls. No wooden fence, or brick or stone wall, may be erected nearer the front lot line of a Lot than the rear face of the Dwelling located on such Lot, unless otherwise approved in advance in writing by the Architectural Control Committee. In the case of a corner Lot, no sideyard fence shall be located nearer than the side of the house facing the side street line, unless otherwise approved in advance in writing by the Architectural Control Committee. No wooden fences, or brick or stone walls, greater than six (6) feet in height are permitted. Chain link or other metal fencing is not permitted, with the exception of 4 inch box-type fencing used in conjunction with split rail in the rear yard only, and wrought iron fencing. Perimeter fencing shall not have more than fifty percent (50%) of any of its surface closed as viewed from a point on a line of sight perpendicular to the line of the fence. A wall constructed of brick or stone and used in lieu of a fence is exempt from the openness test. All fences and walls shall be erected in accordance with the provisions of the Guidelines. The restrictions described herein shall not apply to any improvements originally installed by Declarant on any Common Area.

Section 9. Signs. No sign of any kind shall be displayed on any Lot except for sign(s) used to advertise the sale of the property, or approved in writing by the Architectural Control Committee. The Architectural Control Committee shall have the power, but not the obligation, to adopt and issue from time to time sign guidelines, as part of the Guidelines, to assist the Architectural Control Committee in reviewing and approving proposed signs to be erected on the Property. Provided, however, the foregoing shall not act to restrict or prohibit Declarant from erecting and maintaining signs and billboards advertising the Property, the Development or portions of either thereof, or for any other purpose, on any portion of the Property owned by Declarant or in the Common Areas. No signs may be installed at the entrance to James Plantation with the exception of For Sale Signs installed by Declarant.

Section 10. Temporary Structures; Structure Materials. No residence or building of a temporary nature shall be erected or allowed to remain on any Lot, and no metal, fiberglass, plastic or canvas tent, barn, carport, garage, utility building, storage building or other metal, fiberglass, plastic or canvas structure shall be erected on any Lot or attached to any residence. Provided, however nothing herein shall prohibit Declarant from erecting or moving temporary buildings onto Lots owned by Declarant to be used for storage, or for construction or sales offices.

Storage and shop outbuildings, including detached garages, workshops, storage and utility buildings, greenhouses and similar buildings shall not exceed twenty-four (24) feet in height nor exceed twelve hundred (1,200) square feet.

Recreational structures, including decking, gazebos, covered patios, playhouses, barbeque pits and similar structures shall not exceed one thousand (1,000) square feet in area. Further, no such structure shall be located wholly or partially within any common area, unless approved, funded and constructed by the Owners Association.

Section 11. Walks and Driveways. All walkways and driveways are to be of concrete, asphalt or other hard-surface material approved by the ACC.

Section 12. Utilities. All utilities and utility connections shall be located underground, including electrical, telephone and cable television lines. Transformers, electric, gas or other meters of any type, or other apparatus shall be located at the rear of the buildings constructed on Lots or, if approved by the Architectural Control Committee in writing, located elsewhere on the Lot provided they are adequately screened as required by the Architectural Control Committee in accordance with the provisions of the Declaration.

Section 13. Erosion and Sediment Controls. Prior to any earth-disturbing activity, erosion and sediment control measures shall be implemented and undertaken by the Owner or Owner's builder in accordance with the applicable provisions of the Guidelines.

Section 14. Building Envelope. No building or other Improvement on any Lot (including any stoop or porches, patios, decks, terraces, etc.) shall be erected or permitted to remain outside of the "Building Envelope" for that particular Lot as established by the Architectural Control Committee (as to each Lot, the "Building Envelope"). The Building Envelope approved for any Lot will be determined by the Architectural Control Committee. . The intent of the ACC in imposing the Building Envelope is to allow for harmonious alignment of the Improvements on Lots to help assure appropriate view of and from the residences located on the Lots. Provided, however, and notwithstanding the foregoing to the contrary, fireplace chimney structures projecting from the side of a Dwelling may encroach no more than eighteen (18) inches into the side yard setback established by the Building Envelope. The Architectural Control Committee shall have the right in its sole discretion to make exceptions to any Building Envelope to recognize any special topography, vegetation, Lot shape or dimension, or other site-related conditions. . The building setbacks are 35 feet from the roadway, 40 feet from the rear, 15 feet on the side and 25 feet from sidestreet and are on the recorded map in Lincoln County. In the event any zoning or subdivision ordinance, floodway regulation or other ordinance, law or regulation applicable to a Lot shall prescribe greater setbacks, then all buildings erected during the pendency of such requirements shall conform thereto.

Section 15. Waste. No Lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. During construction of Improvements on a Lot, all rubbish and debris shall be stored and disposed of in accordance with the rules and regulations set forth in the Guidelines.

Section 16. Combination or Subdivision of Lots. Should the Owner of a Lot own an adjacent Lot(s) and desire that two (2) or more such Lots be considered as one Lot, then such Lots shall (except in connection with the payment of assessments and except as provided herein) be considered as one Lot for the purposes of this Article VII upon the recordation in the Office of the Register of Deeds of Lincoln County, North Carolina, of an instrument by such Owner expressing such intent (such instrument to refer specifically to this section in this Declaration and to identify the Lots to be considered as one Lot for purposes of this Article VII, and a copy of such recorded instrument shall be promptly delivered by such Owner to the Architectural Control Committee); and in each such case, Building Envelopes, setback lines, and easements reserved in this Declaration shall be adjusted accordingly by the Architectural Control Committee. No Lot shall be subdivided by sale, lease or otherwise without the prior written consent of Declarant. Provided, however, Declarant reserves the right to change the size, boundaries or dimensions of any Lot owned by Declarant for any reason.

Section 17. Restricted Activities in Common Areas. No cutting of vegetation, dumping, digging, filling, destruction or other waste shall be committed on the Common Areas. There shall be no obstruction of the common Areas, nor shall anything be kept or stored in the Common Areas, nor shall anything be altered, or constructed or planted in, or removed from, the Common Areas, without the prior written consent of the Declarant and the Association. Each Owner shall be liable to the Association and/or Declarant for any damage to any Common Area caused by the negligence or willful misconduct of the Owner or his family, tenants, guests, agents, employees, or invitees. Provided, however, the provisions in this paragraph shall not apply to Declarant in connection with Declarant's construction activities on the Property.

No vehicles, trucks, vans, cars, trailers, construction equipment, recreational vehicles or related equipment, including any boat, houseboat, trailer, motor home or 'camper', etc. or the like may have ingress or egress to the common areas, nor be parked within the Common Areas, with the exception of landscape or construction equipment solely to maintain and/or repair the Common Areas.

Section 18. Unsightly or Unkempt Conditions. The pursuit of hobbies or other activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices, which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken on any Lot, other than in enclosed garages,

Section 19. Rules of the Board. All Owners of any Lot shall abide by all rules and regulations adopted by the Board from time to time. The Board shall have the power to enforce compliance with said

rules and regulations by all appropriate legal and equitable remedies, and an Owner determined by judicial action to have violated said rules and regulations shall be liable to the Association and/or Declarant for all damages and costs, including attorneys' fees.

Section 20. Entrance Monument. Declarant and the Association shall have the right to construct, install, landscape, maintain, repair and replace the Entrance Monument(s) and Entrance Gate located at the entranceway(s) to the Subdivision. Further, Declarant or the Association shall erect and maintain within the Entrance Monument area(s) one or more stone monuments with an entrance sign thereon (collectively, the "Entrance Sign") bearing the name of the Development, which Entrance Sign shall be built in accordance with the applicable governmental standards for signs; and Declarant shall erect and maintain lighting for the Entrance Sign, planters and other improvements typically used for an entryway.

Section 21. Parking.

(a) No vehicles, trucks, vans, cars, trailers, construction equipment, etc. may be parked overnight on any Roadway or Common Area within the Property.

(b) Commercial-use vehicles and trucks not involved with construction activity on the Property and having a carrying capacity and/or size designation greater than or equal to three-fourths (3/4th) ton, shall not be permitted to park overnight on the Roadways, driveways or otherwise within the Property, unless stored in an enclosed garage. The enclosed structure shall not be over 40 feet in length with an opening not over 12 feet in height. The enclosed structure must be of the same architectural design and same materials as the house, and will be required to be submitted to and approved by the ACC. No vehicle of any size which transports inflammatory or explosive cargo may be kept within the Property at any time. No vehicles that are not in a condition to be normally operated or that do not have a current registration tag may be stored or situated on any Lot for more than thirty (30) days unless stored in an enclosed garage.

(c) The Owner of each Lot will be responsible for providing on such Owner's Lot a concrete, asphalt or other hard-surfaced driveway and parking area for all vehicles normally parked and/or situated on or in regard to such Lot.

(d) No recreational vehicles or related equipment, including any boat, houseboat, trailer, motor home or "camper" vehicle may be maintained, stored or kept on any portion of the Property, except parked on concrete fifteen feet (15) back from the most recessed corner of the front of the house and as submitted to and approved in advance by the ACC. Additional hardscape or landscaping will be required by the Architectural Control Committee to screen the area from the adjacent lot.

(e) No construction office trailers may be placed, erected or allowed to remain on any Lots during construction, except as approved in writing by the Architectural Control Committee. Provided, however nothing herein shall prohibit Declarant from erecting or moving temporary buildings onto Lots owned by Declarant to be used as construction or sales offices. Other construction vehicles (trucks, vans, cars, construction equipment, equipment trailers, etc.) may be left overnight on the Property (including any Lot or Roadway) only in accordance with such rules as may be established by the Architectural Control Committee.

Section 22. Public Sewer System; No Septic Tanks. Declarant shall cause to be constructed a sanitary sewer system in order to provide sanitary sewer service necessary to serve the Subdivision (the "Sewer System"). All pipes and other equipment necessary for the operation and maintenance of the Sewer System shall be located within the utility easements described in this Declaration, or within the Roadway rights-of-way. Upon completion of the Sewer System and all mains, pipes and equipment and other personal property which is part thereof, Association shall use reasonable good faith efforts to maintain sewer system to satisfy requirements of Exhibit C-1. All Owners are required to connect into the Sewer System for domestic sewer service. The Sewer System shall be the sole provider of sanitary sewer service to the Subdivision, and no septic tank may be installed within any Lot for the purpose of providing domestic sewer service.

Section 23. Nuisances. It shall be the responsibility of each Owner to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on his or her property. No Lot shall be used, in whole or in part, for the deposit, storage or burial of any property or thing that will cause such property to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property. No noxious or offensive activity shall be carried on within any Lot, nor shall anything be done tending to cause embarrassment, discomfort, annoyance, or nuisance to any Person using any property within the Development. No lot nor Common Area shall be used for the operation of four wheelers, dirt bikes or go karts. There shall not be maintained on any Lot any plants or animals or device or thing of any sort whose activity or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Development. Without limiting the generality of the foregoing, no speaker, horn, whistle, siren, bell, amplifier or other sound device, except such devices as may be used exclusively for security purposes and grinder pump warning alarm shall be located, installed or maintained upon the exterior of any Lot unless required by law.

Section 24. Diligent Construction. All construction, landscaping or other work which has been commenced on any Lot must be continued with reasonable diligence to completion and no partially completed Dwelling or other Improvements shall be permitted to exist on any Lot, except during such reasonable time period as is necessary for completion. All construction must be completed within one (1) year after the date upon which it commenced, unless a longer time is approved by the Architectural Control Committee. Any damage to the Roadways, curbs or sidewalks or any part of any Common Area or any utility system caused by an Owner or Owner's builder or such builder's contractors or subcontractors shall be repaired by such responsible Owner. Any builder of Improvements (and such builder's contractors and subcontractors) on any portion of the Property shall keep such portion of the Property free of unsightly construction debris, in accordance with the construction rules established by the Architectural Control Committee, and shall similarly keep contiguous public and private areas free from any dirt, mud, garbage, trash, or other debris which is occasioned by the construction of Improvements. The Board may levy a Special Individual Assessment against an Owner's Lot to pay for the cost of repairing any damage to Roadways, curbs or sidewalks or any part of any Roadway, Common Area or utility system, to pay for the cost of cleaning public and private areas, including the roadways, and to pay for the cost of the removal of garbage, trash or other debris, which are occasioned by the activities of an Owner or Owner's builder or such builder's contractors or subcontractors during the construction of Improvements.

Section 25. Public Water System; No Wells. Declarant shall cause to be constructed a water system in order to provide water supplies necessary to serve the Subdivision (the "Water System"). All water mains, pipes and other equipment necessary for the operation and maintenance of the Water System shall be located within the utility easements described in this Declaration, or within the Roadway rights-of-way. Upon completion of the Water System and all mains, pipes and equipment and other personal property which is part thereof, Declarant or the Association shall use reasonable good faith efforts to dedicate the Water System to Lincoln County or other governmental authority. All Owners are required to connect into the Water System for domestic water service. The Water System shall be the sole provider of water supply to the Subdivision, and no well may be dug or constructed on any Lot for the purpose of providing domestic water supply.

Section 26. Mail and Newspaper Boxes. All Mail and Newspaper Boxes shall be constructed or installed on any Lot in accordance with the applicable provisions of the Guidelines.

Section 27. Animals. No animals, livestock or poultry shall be raised, bred or kept on any portion of the Property except that dogs, cats or other household pets may be kept, but not for any commercial purposes, provided that they do not create a nuisance (in the judgment of the Board) such as, but without limitation, by noise, odor, damage or destruction of property or refuse. The number of household pets kept or maintained outside the Dwelling on a Lot shall not exceed three (3) in number, except for newborn offspring of such household pets which are all under nine (9) months in age. Dogs shall at all times whenever they are outside of a Dwelling be on a leash or otherwise confined in a manner acceptable to the

board. Animal control authorities shall be permitted to enter the Development and the Property to patrol and remove pets and wild animals. All pets shall be registered, licensed and inoculated as required by law. No fenced dog enclosure or other structure for pets may be constructed or maintained on any Lot unless the same has been approved in writing by the Architectural Control Committee.

Section 28. Governmental Requirements; Guidelines. Nothing herein contained shall be deemed to constitute a waiver of any governmental requirements applicable to any Lot and all applicable governmental requirements or restrictions relative to the construction of Improvements on and/or use and utilization of any lot shall continue to be applicable and shall be complied with in regard to the Lots. Each Owner shall comply with all laws, regulations, ordinances (including, without limitation, applicable zoning ordinances) and other governmental rules and restrictions in regard to the Lot(s) or other portion of the Property owned by such Owner. Furthermore, each Owner shall comply with the conditions, limitations and restrictions set forth.

ARTICLE VIII ARCHITECTURAL AND LANDSCAPE GUIDELINES

Section 1. General. Notwithstanding anything contained in this Declaration to the contrary, no Improvements, including, without limitation, site preparation on any Lot, or erection of buildings or exterior additions or alterations to any building situated upon the Property, or any landscaping or cutting of trees on any Lot, shall be commenced, erected or maintained on any portion of the Property, subject to the provisions of Article VIII hereof, until: (a) the Architectural Control Committee, appointed as hereinafter provided has approved the plans and specifications therefore and the location of such Improvements and has given its written approval for commencement of construction, all in accordance with the terms and requirements in the Guidelines; (b) the fees set forth in or contemplated in this Article VIII have been paid; and (c) the contracts identified in this Article VIII have been executed. The provisions of this Article VIII shall not apply to the construction of any Improvements commenced, erected or maintained by Declarant on any Lot or upon any of the Common Areas.

The Board may delegate to the Architectural Control Committee any powers or authority reserved or granted to the board under this Article VIII.

Section 2. Composition of Architectural Control Committee. So long as Declarant owns any Lot or other portion of the Property, the members of the Architectural Control Committee shall be appointed by Declarant. At such time as Declarant no longer owns any Lot or other portion of the Property or at such earlier date as Declarant releases its right to appoint the members of the Architectural Control Committee, the members of the Architectural Control Committee shall thereafter be appointed by the Board. The members of the Architectural Control Committee shall be appointed annually and will be composed of at least three (3) and not more than seven (7) individuals, the exact number of members of the Architectural Control Committee to be designated from time to time by the body then having the authority to appoint such members (Declarant or the Board as the case may be). The members of the Architectural Control Committee need not be Owners of Property in the Development. In the event of the death or resignation of any member of the Architectural Control Committee, the party or body then having the authority to appoint members to the Architectural Control Committee shall have full authority to designate and appoint a successor. Members of the Architectural Control Committee may be removed and replaced at any time, with or without cause, and without prior notice, by the party or body then having the authority to appoint such members. Notwithstanding anything contained herein to the contrary, the Architectural Control Committee shall have the right, power and authority to employ and/or use the services of any architects, engineers or other professionals as it deems necessary or advisable, in its sole discretion, to carry out the duties and obligations of the Architectural Control Committee as described in this Article VIII.

Section 3. Architectural and Landscape Guidelines

(a) The Architectural Control Committee shall, from time to time, publish and promulgate Architectural and Landscape guidelines (the "Architectural and Landscape Guidelines"). The Guidelines shall be explanatory and illustrative of the general intent of the development of the Property and

are intended as a guide to assist the Architectural Control Committee in reviewing plans and specifications for Improvements. The Guidelines shall also set out, among other things, the procedures for submission, review and approval of plans and specifications (for the construction of Improvements) to the Architectural Control Committee and the fees to be imposed by the Architectural Control Committee, as more specifically described in Section 8 hereof. In any event, the Guidelines shall not be binding upon the Architectural Control Committee, may be revised and amended at any time by the Architectural Control Committee, in its sole discretion, and shall not constitute, in every event the basis for approval or disapproval of plans, specifications and other materials (for the construction of Improvements) submitted to the Architectural Control Committee for approval.

(b) The Guidelines shall also be explanatory and illustrative of the general intent of the landscape development of the Property and are intended as a guide to assist the Architectural Control Committee in reviewing plans and specifications for landscape Improvements. In addition, the Guidelines shall establish approved standards, methods and procedures for landscaping, landscape management and landscape maintenance in the Property. Such authorized standards, methods and procedures shall be utilized by Owners and their contractors and subcontractors, and the approval by the Architectural Control Committee of any landscaping plan or other landscaping improvement in connection with landscaping on a Lot or other portion of the Property shall be based upon the conformity of such plan or improvement with the Guidelines.

(c) The Architectural Control Committee is also hereby authorized to publish and promulgate from time to time, and revise and amend at any time in its sole discretion, construction rules to be followed by all Owners and builders performing work or constructing or installing Improvements (including landscape Improvements) on the Property.

(d) The Architectural Control Committee may issue and amend the Guidelines from time to time and may publish and promulgate different Guidelines for different Phases, sections or portions of the Property.

Section 4. Definition of "Improvements". The term "Improvement" or "Improvements" shall mean and include any and all man-made changes or additions to a Lot, including, but not limited to, the location, materials, size and design of all buildings (including any exterior devices attached to or separate from buildings, such as heating and air conditioning equipment, solar heating devices, antennae, satellite dishes, etc.); storage sheds or areas; roofed structures; parking areas; fences; pet "runs", lines and similar tethers or enclosures; landscaping (including cutting trees); hedges; mass plantings; irrigation equipment, apparatus and systems; driveways; signs; site preparation; changes in grade or slope; exterior illumination; and changes in any exterior color or shape. The definition of Improvements includes both original Improvements and all later changes to Improvements. The definition of Improvements, however, does not include the replacement or repair of Improvements previously approved by the Architectural Control Committee, provided such replacement or repair does not change exterior colors, materials, designs or appearances from that which were previously approved by the Architectural Control Committee.

Section 5. Enforcement

(a) It is Declarant's intent that the architectural control provisions of this Declaration and any Additional Declarations are to permit control of the architectural design and landscaping and to establish quality standards for construction and construction activity in the Development and to help preserve values of properties in the Development. All Owners, by purchasing property subject to this Declaration, acknowledge that a violation of any such provisions could result in irreparable harm and damage to other Owners of property in the Development and to Declarant, and to the values of their respective properties in the Development, a monetary measure of which harm and damage would be difficult to establish. Accordingly, the Association shall have the specific right (but not the obligation) to enforce and/or to prevent any violation of the provisions contained in this Article VIII by a proceeding at law or in equity against the person or persons violating or attempting to violate any such provisions. Declarant hereby specifically reserves and grants unto the Architectural Control Committee, the Board and any agent or member thereof, the right of entry and inspection upon any portion of the Property for the purpose of

determination by the Architectural Control Committee or the Board whether there exists any construction of any Improvement which violates the terms of any approval by the Architectural Control Committee, the terms of the Guidelines, the terms of this Declaration or any Additional Declaration, or the terms of any amendments hereto or thereto.

(b) As to nonconforming or unapproved Improvements, the Association may require any Owner to restore such Owner's Improvements to the condition existing prior to the construction thereof (including, without limitation, the demolition and removal of any unapproved Improvements) if such Improvements were commenced or constructed in violation of this Article. In addition, the Association may, but has no obligation to, cause such restoration, demolition and removal to be performed and to levy the amount of the cost thereof as a Special Individual Assessment against the Lot or portion of the Property upon which such Improvements were commenced or constructed. In the event that it becomes necessary to resort to litigation to determine the propriety of any constructed Improvement, to remove any unapproved Improvement or otherwise to remedy a violation of the Guidelines, the Association shall be entitled to recover court costs, attorneys' fees and expenses incurred by the Association and/or the Architectural Control Committee in connection therewith, which costs, fees and expenses may be levied as a Special Individual Assessment against the Lot or other portion of the Property upon which such Improvement was commenced or constructed.

Section 6. Failure of the Architectural Control Committee to Act. If the Architectural Control Committee fails to approve or disapprove any plans and specifications and other submittals which conform (and which relate to Improvements which will conform) with the requirements hereof and of the Guidelines or to reject them as being inadequate or unacceptable within thirty (30) business days after receipt thereof, and provided such submittal was a full and complete submittal, in accordance with the Guidelines, of all items that were to have been submitted to the Architectural Control Committee, and provided the Architectural Control Committee shall again fail to approve or disapprove of such plans, specifications and other submittals within ten (10) days after additional written request to act on such items is delivered to the Architectural Control Committee following the passage of such first above-described thirty (30) business day period, it shall be conclusively presumed that the Architectural Control Committee has approved such conforming plans and specifications and other submittals, EXCEPT that the Architectural Control Committee shall not be deemed to have waived any of the requirements set forth in Section 8, Section 9 or Section 10 hereof. If plans and specifications or other submittals are not sufficiently complete or are otherwise inadequate, the Architectural Control Committee may reject them as being inadequate or may approve or disapprove part, conditionally or unconditionally, and reject or approve the balance. The Architectural Control Committee is authorized to request the submission of samples of proposed construction materials.

Section 7. Variances. Upon submission of a written request for same, the Architectural Control Committee may, from time to time, in its sole discretion, permit Owners to construct, erect or install Improvements which are at variance with restrictions, requirements or provisions of this Declaration or any Additional Declaration from which a variance is permitted, pursuant to the terms hereof or thereof. In any case, however, such variances shall be in basic conformity with and shall blend effectively with the general architectural style and design of the community and shall not materially change the scheme of restrictions herein set forth. Written requests for variances shall be deemed to be disapproved in the event the Architectural Control Committee has not expressly and in writing approved such request within thirty (30) business days of the submission of such request. No member of the Architectural Control Committee shall be liable to any Owner for any claims, causes of action, or damages arising out of the grant or denial of any variance to any Owner. Each request for a variance submitted hereunder shall be reviewed separately and apart from other such requests and the grant of a variance to any Owner shall not constitute a waiver of the Architectural Control Committee's right to strictly enforce the covenants, restrictions and architectural standards provided hereunder or under any Additional Declaration against any other Owner.

Section 8. Fees Required by the Architectural Control Committee. The Architectural Control Committee, in its sole discretion, may require that each Person submitting plans and specifications for Improvements to the Architectural Control Committee pay one or more fees to construction of such Improvements. Such fee(s), including the amount(s), payee and purpose(s) thereof, shall be established by,

and may be increased from time to time by, the Architectural Control Committee and shall be set forth in the Guidelines.

Section 9. No Construction Without Payment of Fees. Notwithstanding anything contained in this Article VIII to the contrary, plans and specifications for Improvements to be constructed on a Lot or other portion of the Property shall not be deemed to have been properly submitted unless and until any and all fees required by the Architectural Control Committee to be paid in connection with such Improvements, as provided in Section 8 above, shall have been paid to the Architectural Control Committee or Declarant as required.

Section 10. Notices and Submittals. Notices and submittals to the Architectural Control Committee shall be in accordance with the notice provisions set forth from time to time in the Guidelines.

Section 11. Separate Committee for Changes to Existing Improvements. The Board shall have the right, power and authority, in its sole discretion, to appoint a committee separate and apart from the Architectural Control Committee to review plans and specifications for any and all renovations, changes and additions to existing Improvements located on a Lot or other portion of the Property (herein, the "Architectural Changes Committee"). Should the Board appoint such an Architectural Changes Committee, then the Architectural Control Committee shall relinquish to the Architectural Changes Committee its authority to review plans and specifications for any such changes to existing Improvements, and the Architectural Changes committee shall be solely responsible for review and approval of the same. The composition of the Architectural Changes Committee shall be determined by the Board in its sole discretion and the procedure for submission, review and approval of plans and specifications to and by the Architectural Changes Committee shall be set forth in the Guidelines. Notwithstanding the foregoing, nothing herein shall be deemed to obligate the Board to appoint an Architectural Changes Committee, and until an Architectural Changes Committee is appointed, the Architectural Control Committee shall be responsible for reviewing and approving or disapproving all plans and specifications for renovations, changes and additions to existing Improvements in accordance with the provisions of this Article VIII and the Guidelines.

Section 12. Limitation of Liability. No member of the Architectural Control Committee or the Architectural Changes Committee shall be liable for claims, causes of action or damages (except where occasioned by willful misconduct of such member) arising out of services performed pursuant to this Article VIII. Neither the Architectural Control Committee, nor the Architectural Changes Committee (if applicable), nor the members thereof, nor the Association, nor Declarant, nor any officers, directors, members, employees, agents or affiliates of any of them, shall be liable for damages or other wise to anyone submitting plans and specifications and other submittals for approval or to any Owner by reason of mistake of judgment, negligence or nonfeasance arising out of or on connection with the approval or disapproval of, or the failure to approve or disapprove of, any plans and specifications. The approval of plans and specifications by the architectural Control Committee or the Architectural Changes Committee (if applicable) shall not be deemed or construed as a representation or warranty of the Architectural Control Committee or the Architectural Changes Committee (as the case may be), Declarant, or any officer, director, member, employee, agent or affiliate of any of them, (i) that Improvements constructed in accordance with such plans and specifications will comply with applicable zoning ordinances, building codes, or other governmental or quasi-governmental laws, ordinances, rules and regulations or (ii) as to the structural soundness, quality, durability, suitability, fitness or proper functioning of Improvements constructed in accordance with such plans and specifications; and any responsibility or liability therefore is hereby disclaimed. Every person who submits plans and specifications, and every Owner, agrees that he will not bring any action or suit against Declarant, the Association, any Association, the Architectural Control Committee, the Architectural Changes Committee (if applicable), the Board, or the officers, directors, members, employees, agents or affiliates of any of them, to recover any such damages and hereby releases, demises, and quitclaims all claims, demands and causes of action arising out of or in connection with any judgment, negligence or nonfeasance and hereby waives the provisions of any law which provides that a general release does not extend to claims, demands and causes of action not known at the time the release is given. Declarant shall be the sole party responsible for the performance of Declarant's obligations under this Declaration and no other person, firm or entity, including, with limitation, any entity affiliated with Declarant, shall have any obligation or liability for Declarant's obligations under this Declaration.

Section 13. Miscellaneous. Members of the Architectural Control Committee and, if applicable, the Architectural Changes Committee, in the sole discretion of the party or body appointing such members (i.e., either Declarant or the Board, as the case may be) may be compensated for their services. The Association shall reimburse members of the Architectural Control Committee and the Architectural Changes Committee (if applicable) for reasonable out-of-pocket expenses associated with their activities hereunder. All costs, expenses and attorneys' fees of the Architectural Control Committee and the Architectural Changes Committee (if applicable), including those incurred in connection with the exercise of their enforcement or other powers as provided herein, shall be borne by the Association; provided, however, nothing herein shall be deemed to negate the Association's right to an award of court costs, attorneys' fees and expenses in accordance with Section 5 of this Article VIII.

ARTICLE IX INSURANCE

Section 1. Board of Directors. The Board of Directors shall obtain and maintain at all times insurance of the type and kind and in no less than the amounts set forth below:

- (a) Fire. All improvements and all fixtures included in the Common Area, including, but not limited to, the Entrance Monument(s), Entrance Gate and Roadways, and all personal property and supplies belonging to the Association, shall be insured in an amount equal to 100% of the current replacement cost up to the amount specified in the insurance policy (exclusive of land, foundation, excavation and other normally excluded items) as determined annually by the Board of Directors with the assistance of the insurance company providing coverage. The Board of Directors shall, at least annually, review the insurance coverage required herein and determine 100% of the current replacement cost of such improvements and fixtures and personal property and supplies. Such coverage shall provide protection against loss or damage by fire, windstorm, vandalism and malicious damage and all perils covered by a standard "all risk" insurance policy. All such policies shall provide that adjustment of loss shall be approved by the Board of Directors and the insurance company. In addition to the provisions and endorsements set forth in this Article, the fire and casualty insurance described herein shall contain the following provisions:
- (i) a waiver of subrogation by the insurer as to any claims against the Association, any officer, director, agent or employee of the Association, the Owners and their employees, agents, tenants and invitees; and
 - (ii) a provision that the coverage will not be prejudiced by act or neglect of one or more Owners when said act or neglect is not within the control of the Association or by any failure of the Association to comply with any warranty or condition regarding any portion of the Property over which the Association has no control.

The property and public liability insurance policy shall not contain (and the insurance shall not be placed with companies whose charters or by laws contain) provisions whereby: (1) contributions or assessments may be made against Declarant, the Association, the Owners or the Mortgagees; (2) loss payments are contingent upon action by the carriers, directors, policy holders or members; and (3) there are limiting clauses (other than insurance conditions) which could prevent Owners or Mortgagees from collecting the proceeds.

- (b) Public Liability. The Board of Directors shall also be required to obtain and maintain to the extent obtainable, public liability insurance in such limits as the Board of Directors may, from time to time, determine to be customary for projects similar in construction, location and use to the Development, covering each member of the Board of Directors, the managing agent, if any, and each Owner with respect to his liability arising out of the ownership, maintenance, or repair of the Common Areas; provided, however, that in no event shall the amounts of such

public liability insurance ever be less than \$2,000,000 per occurrence against liability for bodily injury, including death resulting there from, and damage to property, including loss of use thereof, occurring upon, in or about, or arising from or relating to, the Property or any portion thereof. Such insurance shall include endorsements covering cross liability claims of one insured against another, including the liability of the Owners as a group to a single Owner. The Board of Directors shall review such limits annually. Until the first meeting of the Board of Directors following the initial meeting of the Owners, such public liability insurance shall be in amounts of not less than \$2,000,000 per occurrence for claims for bodily injury and property damage.

- (c) Fidelity Coverage. The Board of Directors shall also be required to obtain fidelity coverage against dishonest acts on the part of all persons, whether officers, directors, trustees, employees, agents or independent contractors, responsible for handling funds belonging to or administered by the Association, in an amount determined by the Board of Directors in its discretion. An appropriate endorsement to the policy to cover any persons who serve without compensation shall be added if the policy would not otherwise cover volunteers.
- (d) Other. such other insurance coverage, including flood insurance and worker's compensation, as the Board of Directors shall determine from time to time desirable.

Section 2. Premium Expense. Premiums upon insurance policies purchased by the Board of Directors shall be paid by the Board of Directors and charged as a common expense to be collected from the Owners pursuant to Article V hereof.

Section 3. Special Endorsements. The Board of Directors shall use diligent efforts to secure insurance policies that will provide for the following:

- (a) recognition of any insurance trust agreement entered into by the Association;
- (b) coverage that may not be canceled or substantially modified (including cancellation for nonpayment of premium) without at least forty-five (45) days prior written notice to the named insured, any insurance trustee and all Mortgagees; and
- (c) coverage that cannot be canceled, invalidated or suspended on account of the conduct of any officer or employee of the Board of Directors without prior demand in writing that the Board of Directors cure the defect and the allowance of a reasonable time thereafter within which the defect may be cured by the Association, any Owner or any Mortgagee.

Section 4. General Guidelines. All insurance policies purchased by the Board of Directors shall be with a company or companies licensed to do business in the State of North Carolina and holding a rating of "A-10" or better by the current issue of Best's Insurance Reports. All insurance policies shall be written for the benefit of the Association and shall be issued in the name of, and provide that all proceeds thereof shall be payable to, the Association. Notwithstanding any of the foregoing provisions and requirements relating to insurance, there may be named as an insured, on behalf of the Association, the Association's authorized representative, who shall have exclusive authority to negotiate losses under any policy providing such insurance.

Section 5. Owner's Personal Property. The Association or the Declarant shall not be liable in any manner for the safekeeping or conditions of any boat or other personal property belonging to or used by any Owner or his family, guests or invitees. Further, the Association or the Declarant shall not be responsible or liable for any damage to or loss of any boat, its tackle, gear, equipment or other property located thereon, or any other personal property of any Owner, his family, guests or invitees. Each Owner shall be solely responsible for all such boats and other personal property and for any damage thereto or loss thereof, and shall be responsible for the purchase, at such Owner's sole cost and expense, of any liability or other insurance for damage to or loss of such property. By virtue of taking title to a Lot within the Development,

each Owner acknowledges that neither the Association nor Declarant has any obligation to provide any insurance for any portion of such Owner's Lot or any Dwelling or other property located thereon.

ARTICLE X RIGHTS OF MORTGAGEES

Section 1. Rights of Mortgagees. Any Mortgagee shall have the following rights, to wit:

- (a) to be furnished at least one copy of the annual financial statement and report of the Association, such annual statement and report to be furnished within ninety (90) days following the end of each fiscal year;
- (b) to be given notice by the Association of the call of any meeting of the Association's membership, and to designate a representative to attend all such meetings;
- (c) to be given prompt written notice of default under the Declaration, the Bylaws or any rules and regulations promulgated by the Association by any Owner owning a Lot encumbered by a Mortgage held by the Mortgagee, such notice to be sent to the
- (d) principal office of such Mortgagee or the place which it may designate in writing;
- (e) to be given prompt written notice of any casualty loss to the Common Areas, or loss by eminent domain or other taking of (i) the Common Areas or (ii) any Lot encumbered by a Mortgage held by the Mortgagee;
- (f) to be given prompt written notice of any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association; and
- (g) to be given prompt written notice of any eminent domain or condemnation proceeding affecting the Property.

Whenever any Mortgagee desires the provisions of the Section to be applicable to it, it shall serve or cause to be served written notice of such fact upon the Association by certified mail, return receipt requested, addressed to the Association and sent to its address stated herein, identifying the Lot or Lots upon which any such Mortgagee holds any Mortgage or identifying any Lot owned by it, together with sufficient pertinent facts to identify any Mortgage which may be held by it and which notice shall designate the place to which notices are to be given by the Association to such Mortgagee.

Section 2. Books and Records. Any Mortgagee will have the right to examine the books and records of the Association during any reasonable business hours.

Section 3. Payment of Taxes and Insurance Premiums. The Mortgagees may, jointly or singly, pay taxes or other charges which are in default and which may or have become a charge or lien against the Common Areas and may pay overdue premiums on hazard insurance policies or secure new hazard insurance coverage upon the lapse of a policy for property owned by the Association and the persons, firms or corporations making such payments shall be owed immediate reimbursement therefore from the Association.

ARTICLE XI CONDEMNATION

Section 1. Partial Taking Without Direct Effect on Lots. If part of the Property shall be taken or condemned by any authority having the power of eminent domain, such that no Lot is taken, all compensation and damages for and on account of the taking of the Common Areas, exclusive of compensation for consequential damages to certain affected Lots, shall be paid to the Board of Directors in

trust for all Owners and their Mortgagees according to the loss or damages to their respective interests in such Common Areas. The Association, acting through the Board of Directors, shall have the right to act on behalf of the Owners with respect to the negotiation and litigation of the issues with respect to the taking and compensation affecting the Common Areas, without limitation on the right of the Owners to represent their own interests. Each Owner, by his acceptance of a deed to a Lot, hereby appoints the Association as his attorney-in-fact to negotiate, litigate or settle on his behalf all claims arising from the condemnation of the Common Areas. Such proceeds shall be used to restore the Common Areas with the excess, if any, to be retained by the Association and applied to future operating expenses by the Board of Directors, in its sole Discretion. Nothing herein is to prevent Owners whose Lots are specifically affected by the taking or condemnation from joining in the condemnation proceedings and petitioning on their own behalf for consequential damages relating to loss of value of the affected Lots, or improvements, fixtures or personal property thereon, exclusive of damages relating to the Common Areas. In the event that the condemnation award does not allocate consequential damages to specific Owners, but by its terms includes an award for reduction in value of Lots without such allocation, the award shall be divided between affected Owners and the Association, as their interests may appear, by the Board of Directors in its sole discretion.

Section 2. Partial or Total Taking Directly Affecting Lots. If part or all of the Property shall be taken or condemned by any authority having the power of eminent domain, such that any Lot or a part thereof (including specific easements assigned to any Lot) is taken, the Association shall have the right to act on behalf of the Owners with respect to Common Area as provided in Section 1 of this Article and the proceeds shall be payable as outlined therein. The Owners directly affected by such taking shall represent and negotiate for themselves with respect to the damages affecting their respective Lots and all compensation and damages for and on account of the taking of any one or more of the Lots and their Mortgagees, as their interests may appear. If all of the Property shall be taken such that the Association no longer has reason to exist and shall thereafter be dissolved and/or liquidated, all compensation and damages for and on account of the taking of the Common Areas shall be distributed with the other assets of the Association in accordance with the Articles of Incorporation.

Section 3. Notice to Mortgagees. A notice of any eminent domain or condemnation proceeding shall be sent to all Mortgagees who have served written notice upon the Association in accordance with Article X hereof.

ARTICLE XII EASEMENTS AND OTHER RIGHTS

Declarant, in addition to any other easements granted or reserved herein, hereby reserves unto itself, its successors and assigns, and grants to the Association and any other persons or entities hereinafter set forth, the following non-exclusive easements on, upon, over, across, through and under the Property. In addition, Declarant hereby reserves unto itself, its successors and assigns, the right, on behalf of itself and the Association, to grant additional easements on, upon, over, across, through and under the Common Areas and any portion of the Property owned by Declarant as deemed to be in the best interests of and proper for the Development, including, but not limited to, easements in favor of Declarant, the Association and any designees of the foregoing, the Owners, and all their family members, guests, invitees and lessees and to various governmental and quasi-governmental authorities and agencies and private concerns for the purposes and uses hereinafter specified.

Section 1. Easements and Cross-Easements on Common Areas. Declarant, for itself, its designees and the Association, reserves the right to impose upon the Common Areas henceforth and from time to time such easements and cross-easements for ingress and egress, installation, maintenance, construction and repair of utilities and facilities including, but not limited to, electric power, telephone, cable television, master antenna transmission, governmental and quasi-governmental purposes, sewer, water, gas, drainage, storm water management, lighting, television transmission, garbage and waste removal, emergency services, and the like as it deems to be in the best interests of, and necessary and proper for, the Development or any portion thereof.

Section 2. Use of Common Areas. Subject to any limitation or restriction set forth in this Declaration, Declarant declares that the Common Areas are subject to a perpetual nonexclusive easement in favor of Declarant, the Association and their designees, the Owners and all their family members, guests, invitees and lessees, and appropriate governmental and quasi-governmental agencies to use the Common Areas for all proper and normal purposes including, but not limited to, ingress, egress and access for the furnishing of services and utilities and for such use of the facilities as the same are reasonably intended in accordance with the terms of this Declaration. If ingress or egress to any Lot or other portion of the Property is through any Common Area, any conveyance or encumbrance of such area is subject to this easement.

No vehicles, trucks, vans, cars, trailers, construction equipment, recreational vehicles or related equipment, including any boat, houseboat, trailer, motor home or 'camper', etc. or the like may have ingress or egress to the common areas, nor be parked within the Common Areas, with the exception of landscape or construction equipment solely to maintain and/or repair the Common Areas.

Section 3. Right-of-Way Over Roadways. Declarant hereby reserves, for the benefit of itself, its agents, employees, lessees, invitees, designees, successors and assigns, and grants to the Association, its agents, employees, lessees, invitees, designees, successors and assigns, and to each Owner of a Lot, their family members, guests, invitees, successors and assigns, and to all governmental and quasi-governmental agencies and service entities having jurisdiction over the Property while engaged in their respective functions, a perpetual non-exclusive easement, license, right and privilege of passage and use, both pedestrian and vehicular, over and across the Roadways for the purpose of providing access, ingress and egress to and from, through and between the Property.

Section 4. Right of the Association and Declarant to Enter Upon the Common Areas. Declarant hereby reserves for the benefit of itself, its successors in interest and assigns, and grants to the Association and all agents, employees or other designees of Declarant or the Association an easement for ingress, egress and access to enter upon or over the Common Areas for the purposes of inspecting any construction, proposed construction, or Improvements or fulfilling the rights, duties and responsibilities of ownership, administration, maintenance and repair of Declarant or the Association, as appropriate. Such easement includes an easement in favor of the Association and Declarant to enter upon the Common Areas now or hereafter created to use, repair, maintain and replace the same for the purposes for which they are initially designated or for such purposes as they are hereafter redesignated or as Declarant otherwise determines them to be reasonably suited. Notwithstanding the foregoing, nothing contained herein shall be interpreted as imposing any obligation upon the Association or Declarant to maintain, repair, or construct Improvements which an Owner is required to maintain, construct or repair.

Section 5. Easement for Encroachments. Declarant hereby reserves, for the benefit of itself, its successors in interest and assigns, and grants to the Association, the Owners, their successors and assigns, easements for encroachments, to the extent necessary, in the event any portion of the Improvements located on any portion of the Property now or hereafter encroaches upon any of the remaining portions of the Property as a result of minor inaccuracies in survey, construction or reconstruction, or due to settlement or movement. Any easement(s) for encroachment shall include an easement(s) for the maintenance and use of the encroaching Improvements in favor of Declarant, the Association, the Owners and all their designees.

Section 6. Maintenance Areas. Declarant hereby reserves, for the benefit of itself, its successors in interest and assigns, and grants to the Association, its successors and assigns, the following nonexclusive perpetual easements over certain areas of the Property as hereinafter described for the purposes hereinafter described:

- (a) Easements for the installation, maintenance, repair and removal of landscaping and landscaping amenities, including signage, monuments and irrigation systems, over, across and under those portions of the Property shown and designated as "Landscape Easements" on the Maps (herein referred to as "Landscape Easements").

The Association shall maintain the above-described areas to a consistent standard of maintenance typical of a first-class development.

Section 7. Utility and Drainage Easements. The Property shall be subject to all easements and rights-of-way for utilities and drainage shown on the Maps, including, but not limited to, those certain easements shown and designated on the Maps as:

- (a) "Utility and Drainage Easement";
- (b) "Public Storm Drainage Easement";
- (c) "Sanitary Sewer Easement";
- (d) "Public Water Easement".

Such easements are hereby reserved for the use of Declarant, its successors and assigns, and are hereby established for the use of the Association, its successors and assigns.

Additionally, Declarant hereby reserves, for the benefit of itself, its successors and assigns, and grants to the Association, its successors and assigns, a non-exclusive easement and right-of-way over, under and along a 15-foot strip of land adjacent to the front boundary lines of all Lots, a 7.5-foot strip of land adjacent to the side boundary lines of all Lots and a 7.5 foot strip of land adjacent to the rear boundary line of all Lots for the installation and maintenance of lines, conduits, pipes and other equipment necessary for furnishing electric power, gas, telephone service, cable service, water, irrigation, sanitary sewer and drainage facilities, storm drainage and/or other utilities. Within the above-described easements no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation of utilities or which may change the direction or flow of drainage channels in the easements. This reservation of easements shall not prohibit the construction of driveways, at locations approved by the Architectural Control Committee, over such easements.

Section 8. Declarant's Right to Assign Easements; Maintenance of Easement Areas. Declarant shall have the right to assign and convey, in whole or in part, the easements reserved by it hereunder. The areas burdened by the easements and rights-of-way reserved by Declarant on each Lot or other portion of the Property pursuant hereto, including any Improvements in such areas, which are not to be maintained by the Association or a public authority or utility, shall be maintained continuously by each owner of such Lot or other portion of the Property, but no structures, plantings or other material shall be placed or permitted to remain upon such areas or other activities undertaken thereon which may damage or interfere with the installation or maintenance of utilities or other services, or which may retard, obstruct or reverse the flow of water or which may damage or interfere with established slope ratios or create erosion problems. Declarant and/or the Association may exercise the rights reserved in this Article for the purpose of enforcing the provisions of this Section 8. Notwithstanding the above, the Association and/or Declarant shall have the right, but not the obligation, to maintain the landscaping in the easement areas on any Lot.

Section 9. Easement Reserved for the Association and Declarant. Full rights of access, ingress and egress are hereby reserved by Declarant for itself and the Association at all times over and upon any Lot or other portion of the Property for the exercise of the easement rights described in this Article as well as the maintenance and repair rights described below and for the carrying out by Declarant or the Association of the rights, functions, duties and obligations of each hereunder; provided, that any such entry by Declarant or the Association upon any Lot or portion of the Property shall be made with the minimum inconvenience to the Owner of such property as is reasonably practical, and any damage caused as a result of the gross negligence of Declarant, the Association or their employees or agents shall be repaired by Declarant or the Association, as the case may be, at the expense of Declarant or the Association, as the case may be.

Section 10. Additional Easements. Declarant shall have the right to grant over, under, across and upon any portion of the Property owned by Declarant, and the Board shall have the authority, in its sole discretion, to grant over, under, across and upon the Common Areas, such easements, rights-of-way, licenses and other rights in accordance with or to supplement the provisions of the Declaration or as may

otherwise be desirable for the development of the Development, by the execution, without further authorization, of such grants of easement or other instruments as may from time to time be necessary or desirable. Such easements may be for the use and benefit of persons who are not Association Members or Owners.

Section 11. No Merger of Easements. The easements hereby established shall not be terminated by merger or otherwise, except upon execution and recordation of an instrument specifically terminating any such easement.

ARTICLE XIII GENERAL PROVISIONS

Section 1. Enforcement. Declarant, being the developer of other subdivisions in the area of the Development, wishes to maintain a high standard in the appearance and quality of the Development. Though damages would be difficult to measure, the failure of the Owners and the Association to abide by the terms, covenants and restrictions contained in this Declaration would result in irreparable damage to Declarant and its reputation. Accordingly, Declarant, during the term of this Declaration, as well as the Association or any Owner or Owners, shall have the right, but not the obligation, to enforce all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration by proceeding at law or in equity against any person or persons violating or attempting to violate any such restriction, covenant, reservation, lien or charge, either to restrain violation thereof or to recover damages therefore. Each Owner and the Declarant shall have all appropriate remedies at law or in equity to enforce the provisions of this Declaration and the Bylaws and any duly authorized rules and regulations governing the Development against the Association.

In addition, the Association hereby covenants and agrees that it shall exercise its power of enforcement hereunder in order to maintain a first class development in appearance and quality, and that it shall, upon the request of Declarant, enforce any restriction, condition, covenant or reservation contained in this Declaration deemed by Declarant, in its sole discretion, to have been violated, using all remedies available to the Association at law or in equity. The Declarant hereby reserves the right and easement, but not the obligation, to go upon any portion of the Common Areas at any time in order to repair and maintain such Common Areas where needed, in Declarant's sole discretion, to bring such Common Areas within the standards required by Declarant. Should Declarant go upon the Common Areas to perform maintenance and repairs for such purpose, the Association hereby agrees to reimburse Declarant in full for the cost of such maintenance and repairs, upon receipt of a statement for such cost from Declarant. Failure by Declarant, the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. This Declaration may be amended or modified at any time and from time to time by an agreement signed by Owners holding a majority of votes appurtenant to the Lots which are then subject to this Declaration; provided, however, any amendment to this Declaration must be consented to by Declarant so long as Declarant is the Owner of any Lot in the Development. Any such amendment shall not become effective until the instrument evidencing such change has been filed of record.

Notwithstanding anything in this Section 3 to the contrary, Declarant may, at Declarant's option, amend this Declaration without obtaining the consent or approval of any other person or entity if such amendment is necessary to cause this Declaration to comply with the requirements of FHA, VA, the Federal National Mortgage Association or other similar agency. In addition, Declarant, without obtaining the approval of any other person or entity, may make amendments or modifications hereto which are correctional in nature only and do not involve a change which materially adversely affects the rights, duties or obligations specified herein.

Section 4. Term. The covenants and restrictions of this Declaration are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of thirty (30) years from the date this Declaration is recorded; after which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then Owners of the Lots, plus Declarant, has been recorded, the residential use restrictions set forth in Article VII of this Declaration shall run with the land and shall be binding upon all parties and all persons claiming under them in perpetuity.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed under seal by its duly authorized member as of the day and year first above written.

HECHT PROPERTIES, LLC

By: _____
Member/Manager

STATE OF NORTH CAROLINA
_____ COUNTY

I, the undersigned, a Notary Public for said County and State aforesaid, certify that Robert V. Hecht personally appeared before me this day and acknowledged that he is Member/Manager of HECHT PROPERTIES, LLC, the foregoing instrument was signed in its name by its Member/Manager on behalf of the company.

WITNESS my hand and official stamp or seal, this _____ day of June, 2007.

Notary Public

My Commission Expires: _____

Tony L. Cloninger, Jr., Inc.

By: _____
Tony L. Cloninger, Jr., President

STATE OF NORTH CAROLINA
_____ COUNTYCOUNTY OF LINCOLN

I, _____, Notary Public, certify that **Tony L. Cloninger, Jr.** personally came before me this day and acknowledged that he is President, of Tony L. Cloninger, Jr., Inc, a North Carolina corporation, and that he, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this _____ day of June, 2007.

Notary Public

My Commission Expires: _____

EXHIBIT "A"
TO DECLARATION FOR JAMES PLANTATION

SOSID: 856361
Date Filed: 7/13/2006 10:25:00 AM
Elaine F. Marshall
North Carolina Secretary of State
C200619300186

ARTICLES OF INCORPORATION

OF

JAMES PLANTATION OWNERS ASSOCIATION, INC
A Non-Profit Corporation

The undersigned natural person of the age of eighteen (18) years or more does hereby make and acknowledge these Articles of Incorporation for the purpose of forming a non-profit corporation under and by virtue of the laws of the State of North Carolina, as contained in Chapter 55A of the General Statutes of North Carolina, entitled "Non-Profit Corporation Act," and the several amendments thereto, and to that end does hereby set forth:

1. All capitalized terms not otherwise defined herein shall have the same meaning as set forth in the Declaration of Covenants, Conditions, and Restrictions for James Plantation, together with all supplements or amendments thereto (the "Declaration"), which Declaration shall be recorded in the Office of the Register of Deeds for Lincoln County, North Carolina.

2. The name of the corporation is JAMES PLANTATION OWNERS ASSOCIATION, INC (the "Association").

3. The period of duration of the Association shall be perpetual.

4. The purposes for which the Association is organized are:

(a) to manage, maintain, operate, care for and administer the Development, including, but not limited to, the Common Areas and Public Roads as more particularly set forth in the Declaration;

(b) to enforce the covenants, restrictions, easements, charges and liens as provided in the Declaration and to fix, levy, assess, collect, enforce and disburse the charges and assessments created under the Declaration, all in the manner set forth in and subject to the provisions of the Declaration;

(c) to exercise all powers and privileges and perform all duties and obligations of the Association as set forth in the Declaration;

(d) to do any and all other lawful things and acts that the Association from time to time, in its discretion, may deem to be for the benefit of the Development and the Owners and inhabitants thereof or advisable, proper or convenient for the promotion of the peace, health, comfort, safety, and general welfare of the owners and inhabitants thereof; and

(e) to exercise all powers provided in Chapter 55A of the General Statutes of North Carolina in furtherance of the above-stated purposes.

5. The Association is not organized for pecuniary profit, nor shall it have any power to issue certificates of stock or pay dividends. No part of the net assets or earnings of the Association shall inure to the benefit of any private individual, firm or corporation.

6. The Association shall have members, which may be divided into such classes as shall be provided in the Bylaws. All members shall be accepted, appointed, elected or designated in the manner provided in the Bylaws.

7. The address of the initial/principal registered office of the Association is 885 North Highway 16, Denver, North Carolina 28037, and the name of the initial registered agent at such address is Robert V. Hecht. The county of the registered office is Lincoln.

8. The business and conduct of the Association shall be regulated by a Board of Directors who shall be elected in the manner and for the terms provided in the Bylaws. The number of directors constituting the initial Board of Directors shall be three, and the names and addresses of the persons who are to serve as initial directors are:

Name	Address
Robert V. Hecht	8351 Pine Lake Road Denver, NC 28037
Tony L. Cloninger, Jr.	388 N. Highway 16 Suite B Denver, NC 28037
Tammy S. Kralovic	388 N. Highway 16 Suite B Denver, NC 28037

9. The incorporator of this Association is D. Todd Wulfhorst, and his address is 3758 Highway 16 North, Denver, Lincoln County, North Carolina 28037.

10. In the event of a dissolution and/or liquidation of the Association, all of the residual assets of the Association shall be distributed to such organizations that are exempt under Section 501(c)(3) of the Internal Revenue Code of 1986 or corresponding sections of any prior or future Internal Revenue Code at the time of dissolution as shall in the judgment of the directors, be most likely to fulfill the purposes of the Association.

IN TESTIMONY WHEREOF, the undersigned has set his hand and seal this 11th day of July, 2006.

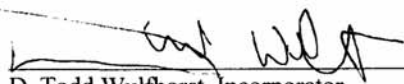

 _____ (SEAL)
 D. Todd Wulfhorst, Incorporator

EXHIBIT "B"
TO
DECLARATION FOR JAMES PLANTATION

BYLAWS
OF
JAMES PLANTATION OWNERS ASSOCIATION, INC.

ARTICLE 1
NAME AND LOCATION

Section 1.2 Name. The name of the corporation is JAMES PLANTATION OWNERS ASSOCIATION, INC. (hereinafter referred to as the "Association").

Section 1.2 Location. The principal office of the Association shall initially be located in Lincoln County, North Carolina. The registered office of the Association may be, but need not be, identical with the principal office.

ARTICLE 2
DEFINITIONS

All capitalized terms when used in these Bylaws, or any amendment hereto (unless the context shall otherwise require or unless otherwise specified herein or therein) shall have the meanings set forth in that certain Declaration of Covenants, Conditions and Restrictions for JAMES PLANTATION executed by HECHT PROPERTIES, LLC AND TONY L. CLONINGER, JR. , and duly recorded in the Office of the Register of Deeds for Lincoln County, North Carolina (as supplemented and amended from time to time, the "Declaration").

ARTICLE 3
MEETINGS OF MEMBERS

Section 3.1 Annual Meetings. The first annual meeting of the Members shall be held on the third (3rd) Tuesday in May_ of__2008_, or on such other date as determined by a vote of the Board of Directors, and each subsequent regular annual meeting of the Members shall be held on the third (3rd) Tuesday in May each year thereafter. If the day for the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 3.2 Special Meetings. Special meetings of the Members may be called at any time by the President of the Association, by the Board of Directors, or upon the written request of the Members who are entitled to vote at least ten percent (10%) of all of the votes appurtenant to the Lots.

Section 3.3 Place of Meetings. All meetings of the Members shall be held at such place within Lincoln County, North Carolina as shall be determined by the Board of Directors.

Section 3.4. Notice of Meetings. Written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary of the Association or other person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, not less than ten (10) days nor more than sixty (60) days before the date of such meeting to each Member entitled to vote thereat, addressed to the Members address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 3.5. Classes of Lots and Voting Rights. The voting rights of the Membership shall be appurtenant to the ownership of Lots. There shall be two classes of Lots with respect to voting rights:

- (a) Class A Lots. Class A Lots shall be all Lots except Class B Lots as defined below. Each Class A Lot shall entitle the Owner(s) of said Lot to one (1) vote. When more than one person owns an interest (other than a leasehold or security interest) in any Lot, all such persons shall be Members and the voting rights appurtenant to said 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 Class A Lot.
- (b) Class B Lots. Class B Lots shall be all Lots owned by Declarant which have not been conveyed to purchasers who are not affiliated with the Declarant. Each Class B Lot shall entitle the Owner of said Lot to four (4) votes for each Class B Lot owned by it.

Section 3.6. Relinquishment of Control. Notwithstanding anything contained herein to the contrary, the Class B membership shall cease and be converted to the Class A membership upon the earliest to occur of (a) the date on which Declarant no longer owns any part of the Property; (b) the date Declarant shall elect, in its sole discretion, that the Class B membership shall cease and be converted to the Class A membership (which election may be made, if at all, upon Declarant giving written notice of the election to the Board of Directors); or (c) December 31, 2009. The earliest to occur of (a), (b) or (c) above shall herein be referred to as the "Turnover Date." After the Turnover Date and for so long as Declarant owns any part of the Property, Declarant shall be a Class A member.

Section 3.7. Quorum. The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, twenty percent (30%) of the votes appurtenant to the Lots shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, subsequent meetings may be called, subject to the same notice requirement, until the required quorum is present. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 3.8. Proxies. At all meetings of Members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary of the Association. Every proxy shall be revocable and shall automatically cease upon conveyance of the applicable Member's Lot.

Section 3.9. Action by Members. Except as provided otherwise in the Articles of Incorporation, the Declaration or these Bylaws, any act or decision approved by a vote of a majority of all votes entitled to be cast by all classes of Members, present or represented by legitimate proxy at a legally constituted meeting at which a quorum is present, shall be regarded as the act of the Members. Notwithstanding any term or provision herein, the affirmative vote of no less than two-thirds (2/3) of all votes entitled to be cast by all classes of Members shall be required in order for the Association to (1) file a complaint, on account of an act or omission of Declarant, with any governmental agency which has regulatory or judicial authority over the Development or any part thereof; or (2) assert a claim against or sue Declarant.

Section 3.10. Waiver of Notice. Any Member may, at any time, waive notice of any meeting of the Members in writing and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Member at any meeting of the Members shall constitute a waiver of notice by such Member of the time and place thereof except where such Member attends a meeting for the express purpose of objecting to the transaction of any business because the meeting was not lawfully called. If all of the Members are present at any meeting of the Members are present at a meeting of such Members, no notice shall be required and any business may be transacted at such meeting.

Section 3.11. Informal Action by Members. Any action which may be taken at a meeting of the Members may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the persons who would be entitled to vote upon such action at a meeting and filed with the Secretary of the Association to be kept in the Association's minute book.

ARTICLE 4
BOARD OF DIRECTORS

Section 4.1 Number. The business and affairs of the Association shall be managed by a Board of three (3) directors, who shall be appointed by Declarant and who need not be Members of the Association. At the first annual meeting of the Members following the Turnover Date, a Board of five (5) directors shall be elected in accordance with Section 4.5.

Section 4.2 Initial Directors. The initial Board of Directors shall be appointed by Declarant. Such initial Board of Directors shall serve at the election of the Declarant from the date upon which the Declaration is recorded in the Office of the Register of Deeds of Lincoln County until such time as their successors are duly appointed in accordance with Section 4.1, or duly elected and qualified, as described in Section 4.5.

The names of the persons who shall serve on the initial Board of Directors are as follows:

Robert V. Hecht	Tony L. Cloninger, Jr	Tammie S. Kralovic
8351 Pine Lake Road	388 N. Highway 16, Suite B	388 N. Highway 16, Suite B
Denver, NC 28037	Denver, NC 28037	Denver, NC 28037

Section 4.3 Nomination. Subject to Section 4.1, nominations for the first election of the Board of Directors shall be made from the floor at a meeting of the Members. After such first election of directors, nominations for election to the Board of Directors shall be made by a Nominating Committee. Subject to Section 4.1, nominations may also be made from the floor at the annual meeting. Subject to Section 4.1, the Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two (2) or more Members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to the annual meeting following the first election of directors and each annual meeting of the Members thereafter, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each such annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled.

Section 4.4 Election. Except as otherwise provided herein, the Board of Directors shall be elected at the annual meeting of the Members by written ballot. At such election, the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Articles of Incorporation, these Bylaws and the Declaration. Subject to the terms of this Article 4, the persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

Section 4.5 Term of Office. Each director shall hold office for the term for which such director was elected, or until his death, resignation, retirement, removal, disqualification or until his successor is elected and qualified. Subject to Section 4.1, at the first election of directors, the Members shall elect one (1) Lot Owner as member of the Board of Directors for terms of three (3) years, who shall be the Owner receiving the largest number of votes. Members shall also elect one (1) Lot Owner as member of the Board of Directors for terms of two (2) years, who shall be the Lot Owner receiving the second largest number of votes. Finally, Members shall elect one (1) Lot Owner as a member of the Board of Directors for a term of one (1) year, who shall be the Owner receiving the next largest number of votes. At all annual elections thereafter, director(s) shall be elected for three (3) year terms to succeed any director(s) whose term(s) then expire(s). Nothing herein contained shall be construed to prevent the election of a director to succeed himself. Votes shall be tallied at the meeting where they are so cast and, in the event of a tie vote, a run-off election shall be conducted at the same meeting.

Section 4.6 Removal. Subject to Section 4.1, any director may be removed from the Board, with or without cause, by a majority vote of the Members of the Association. In the event of death, resignation or removal of a director, such director's successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor. The Members may elect a director at any time to fill any vacancy not filled by the remaining members of the Board.

Section 4.7 Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

ARTICLE 5 MEETINGS OF DIRECTORS

Section 5.1 Regular Meetings. Meetings of the Board of Directors shall be held on a regular basis as often as the Board sees fit, but no less often than annually, on such days and at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 5.2 Special Meetings. Special meetings of the Board of directors shall be held when called by the President of the Association, or by any two (2) directors, after not less than three (3) days notice to each director.

Section 5.3 Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

Section 5.4 Informal Action by Directors. Action taken by a majority of the directors without a meeting is nevertheless Board action if written consent to the action in question is signed by all of the directors and filed with the minutes of the proceedings of the Board, whether done before or after the action so taken.

Section 5.5 Chairman. A Chairman of the Board of Directors shall be elected by the directors and shall preside over all Board meetings until the President of the Association is elected. Thereafter the President shall serve as Chairman. In the event there is a vacancy in the office of the Presidency, a Chairman shall be elected by the Board of Directors and serve until a new President is elected.

Section 5.6 Liability of the Board. The members of the Board of Directors shall not be liable to the Owners for any mistake of judgment, negligence, or otherwise except for their own individual willful misconduct or bad faith. The Owners shall indemnify and hold harmless each of the members of the Board against all contractual liability to others arising out of contracts made by the Board on behalf of the Association unless any such contract shall have been made in bad faith or contrary to the provisions of the Declaration or these Bylaws. It is intended that the members of the Board of Directors shall have no personal liability with respect to any contract made by them on behalf of the Association, except to the extent that they are Owner(s).

ARTICLE 6 POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 6.1 Powers. The Board of Directors, for the benefit of the Members, shall have the following specific powers and rights (without limitation of other powers and rights the Board may have):

- (a) To adopt and publish rules and regulations governing the use of the Common Areas and facilities, and the personal conduct of the Members and their families, guests and invitees thereon, and to establish penalties for the infraction thereof;
- (b) To suspend any Member's voting rights and right to use the Common Areas during any period in which such Member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended (after notice and hearing) for a period not to exceed sixty (60) days for infraction of published rules and regulations;

- (c) To exercise for the Association all powers, duties and authority vested in or delegated to the Association and not reserved to the Members by other provisions of these Bylaws, the Articles of Incorporation, or the Declaration;
- (d) To declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors;
- (e) To employ a manager, an independent contractor, or such other employee as they deem necessary, and prescribe their duties;
- (f) To grant all necessary easements and rights-of-way upon, over, and across the Common Areas when it deems such action to be necessary and appropriate, including, but not limited to, easements for the installation and maintenance of electrical, telephone, cablevision, water, sanitary sewer and other utilities or drainage facilities; provided, however, until such time as Declarant no longer owns any portion of the Property, the Board may not grant such an easement or right-of-way without the prior written approval of Declarant;
- (g) To appoint and remove all officers, agents and employees of the Association, prescribe their duties, fix their compensation and require of them such security or fidelity bond as it may deem expedient;
- (h) To enter into agreements or contracts with utility companies with respect to utility installation, consumption and service matters relating to the Common Areas and/or the Association;
- (i) To enter into agreements or contracts with builders regarding the construction of Improvements on Lots located in the Development;
- (j) To retain the services of legal, accounting and other professional firms;
- (k) To employ or retain the services of architects or other qualified persons to serve on or advise the Architectural Control Committee and/or the Architectural Changes Committee;
- (l) To maintain contingency reserves for the purposes set forth in the Declaration;
- (m) To enforce the provisions of the Declaration and any Additional or Supplementary Declaration and any rules or regulations made hereunder or thereunder;
- (n) To levy assessments as more particularly set forth in the Declaration; and
- (o) To take any and all other actions, and to enter into any and all other agreements, as may be necessary for the fulfillment of its obligations under the Declaration or these Bylaws.

Section 6.2 Duties. The Board, for the benefit of the Members, shall have the following specific duties (without limitation of other duties the Board may have):

- (a) To maintain current copies of the Declaration, these Bylaws and other rules concerning the Development, as well as Association books, records and financial statements, available for inspection upon reasonable notice and during normal business hours by all Owners, Mortgagees and insurers and guarantors of Mortgages that are secured by Lots;
- (b) To supervise all officers, agents and employees of the Association to ensure that their duties are properly performed;
- (c) As more full provided in the Declaration:

- (1) To fix the amount of the assessments;
 - (2) To send written notice of each assessment to every Owner subject thereto before its due date; and
 - (3) To foreclose the lien against any Lot for which assessments are not paid or to bring an action at law against the Owner personally obligated to pay the same;
- (d) To issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. (If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment.);
 - (e) To procure and maintain adequate liability insurance covering the Association and the directors and officers thereof and adequate hazard insurance on the property owned by the Association, all in accordance with the Declaration;
 - (f) To cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate, all in accordance with the Declaration;
 - (g) To maintain or cause to be maintained the Common Areas (including the upkeep and maintenance of associated improvements) in accordance with the Declaration;
 - (h) Until accepted for maintenance by the Department of Transportation (the "DOT") or other governmental authority, to own and maintain or cause to be maintained the roadways (including any swales and medians) to the standard of maintenance (if one is ascertainable) which would be required by the DOT or other governmental authority, as the case may be, before it would accept such Roadways for maintenance;
 - (i) Subject to Declarant's right to appoint the Architectural Control Committee, as more particularly provided in the Declaration.

ARTICLE 7 OFFICERS AND THEIR DUTIES

Section 7.1 Officers. The officers of the Association shall be a President, a Vice-President, a Secretary and a Treasurer, and such other officers as the Board may from time to time by resolution create.

Section 7.2 Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the Members.

Section 7.3 Term. Each officer of the Association shall be elected annually by the Board and each shall hold office for one (1) year or until his death, resignation, retirement, removal, disqualification, or his successor is elected and qualifies.

Section 7.4 Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority and perform such duties as the Board may, from time to time, determine.

Section 7.5 Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 7.6 Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7.7 Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 7.4.

Section 7.8 Compensation. No officer shall receive any compensation from the Association for acting as such.

Section 7.9 Duties. The duties of the officers are as follows:

President

- (a) The President shall be the principal executive officer of the Association, and subject to the control of the Board, shall supervise and control the management of the Association. The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments; and shall co-sign all checks and promissory notes.

Vice-President

- (b) The Vice-President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

- (c) The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; shall keep the corporate seal of the Association and affix it on all papers requiring said seal; shall serve notice of meetings of the Board and of the Members; shall keep appropriate current records showing the members of the Association together with their addresses; and shall perform such other duties as required by the Board.

Treasurer

- (d) The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; shall keep proper books of account; shall cause an annual review of the Association books to be made a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the Members at their regular annual meeting.

ARTICLE 8
COMMITTEES

Subject to Section 4.1, the Board shall appoint a Nominating Committee. In addition, the Board shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE 9
BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, upon reasonable notice and during reasonable business hours, be subject to inspection by any Member. The Declaration, the Articles of Incorporation and these Bylaws shall be available for inspection by any member at the principal office of the Association.

ARTICLE 10

ASSESSMENTS

As more particularly described in, and subject in all respects to, the Declaration, each member is obligated to pay to the Association assessments. Any assessments which are not paid when due shall be delinquent. If an assessment is not paid by its due date, as set forth in the Declaration, the assessment shall bear interest as provided therein. Any late charges, costs of collection and reasonable attorneys' fees related to any such delinquent assessment may be added to the amount of such assessment. No Member may waive or otherwise escape liability for the assessments provided for herein by non-use of the Property.

ARTICLE 11 CORPORATION SEAL

The Association shall have a seal in circular form having within its circumference the words JAMES PLANTATION OWNERS ASSOCIATION, INC.

ARTICLE 12 AMENDMENTS

Section 12.1 Subject to the limitations hereinafter contained, the Articles of Incorporation and these Bylaws may be amended or modified at any time by a vote of no less than a majority of all votes entitled to be cast by the Members, which vote is taken at a duly held meeting of the Members to which a quorum is present, all in accordance with these Bylaws. Provided, however, if a majority of all votes entitled to be cast by the Members cannot be obtained at such a meeting, then the Articles of Incorporation and these Bylaws may be amended by obtaining the vote of a majority of all votes present at a duly held meeting of the Members to which a quorum is present and by, within ninety (90) days of such vote, obtaining written consent to such amendment by Members holding a sufficient number of votes to comprise, along with such voting members, a majority of all votes entitled to be cast by the Members. Further provided, that any amendment or modification to the Articles of Incorporation and these Bylaws must be consented to by Declarant so long as Declarant is the Owner of any Lot or other portion of the Property, which consent Declarant may grant or withhold in its sole discretion. In addition, Declarant, without obtaining the approval of any other Member or any other Owner or Owners, may make amendments or modifications to the Articles of Incorporation and these bylaws which either: (a) are correctional in nature only and do not involve a change which materially adversely affects the rights, duties or obligations specified herein or therein or (b) apply only to the portions of the Property then owned by Declarant. Any amendment or modification effected pursuant to the Section 12.1 shall become effective with respect to these Bylaws when an instrument is filed of record in the Office of the Register of Deeds for Lincoln County, North Carolina; provided, however, such an amendment or modification, in lieu of being executed by the members voting for such amendment or modification, may contain a certification of the Secretary of the Association stating that the amendment or modification has been voted on and approved by the requisite number of votes of the Members, as provided in this Section 12.1, and when, with respect to the Articles of Incorporation, any amendment or modification is filed of record in the Office of the North Carolina Secretary of State.

Notwithstanding anything in this Section 12.1 to the contrary, Declarant may at its option amend the Articles of Incorporation and these Bylaws without obtaining the consent or approval of any other person or entity if such amendment is necessary to cause these Bylaws or the Articles of Incorporation to comply with the requirements of the FHA, VA, Federal National Mortgage Association or any other governmental agency.

Section 12.2 In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

ARTICLE 13 MISCELLANEOUS

The fiscal year of the Association shall be the calendar year and shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

ARTICLE 14 INDEMNIFICATION OF DIRECTORS AND OFFICERS

Neither Declarant, nor any Member, nor the Board, nor the Association, nor any officers, directors, agents or employees of any of them shall be personally liable for debts contracted for or otherwise incurred by the Association or for a tort of another Member, whether or not such other Member was acting on behalf of the Association or otherwise. Neither Declarant, nor the Association, nor their directors, officers, agents or employees shall be liable for any incidental or consequential damages for failure to inspect any premises, improvements or portions thereof or for failure to repair or maintain the same. Declarant, the Association or any other person, firm or association making such repairs or maintenance shall not be liable for any personal injury or other incidental or consequential damages occasioned by any act or omission in the repair or maintenance of any premises, improvements or portions thereof.

The Association shall, to the extent permitted by applicable law, indemnify and defend all members of the Board from and against any and all loss, cost, expense, damage, liability, claim, action or cause of action arising from or relating to the performance by the Board of its duties and obligations, except for any such loss, cost, expense, damage, liability, claim, action or cause of action resulting from the gross negligence or willful misconduct of the person(s) to be indemnified.

The Association shall indemnify any director or officer or former director or officer of the Association or any person who may have served at the request of the Association as a director or officer of another corporation, whether for profit or not for profit, against expenses (including attorneys' fees) or liabilities actually and reasonably incurred by him in connection with the defense of or as a consequence of any threatened, pending or completed action, suit or proceeding (whether civil or criminal) in which he is made a party or was (or is threatened to be made) a party by reason of being or having been such director or officer, except in relation to matters as to which he shall be adjudged in such action, suit or proceeding to be liable for gross negligence or willful misconduct in the performance of a duty.

The indemnifications provided herein shall not be deemed exclusive of any rights to which those indemnified may be entitled under any statute, bylaw, agreement, vote of members or any disinterested directors or otherwise and shall continue as to a person who has ceased to be a director, officer, employee or agent and shall inure to the benefit of the heirs, executors and administrators of such a person.

The Association may purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Association, or is or was serving at the request of the Association as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise against any liability asserted against him and incurred by him in such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability.

The Association's indemnity of any person who is or was a director, officer, employee or agent of the Association, or is or was serving at the request of the Association as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, shall be reduced by any amounts such person may collect as indemnification (i) under any policy of insurance purchased and maintained on his behalf by the Association or (ii) from such other corporation, partnership, joint venture, trust or other enterprise.

Nothing contained in this Article 14, or elsewhere in these Bylaws, shall operate to indemnify any director or officer if such indemnification is for any reason contrary to any applicable state or federal law.

Exhibit C-1

Metrolina Plumbing Inc.

4120 Sinclair Street PO Box 250
Denver, North Carolina 28037

SERVICE AGREEMENT FOR MAIN SEWER COLLECTION SYSTEM IN JAMES PLANTATION DEVELOPMENT

THIS MAIN SEWER COLLECTION SYSTEM (the "System") SERVICE AGREEMENT (the "Agreement") is made by and between James Plantation Owners Association, Inc. (the "Association"), HECHT Properties., (the "Developer"), and Metrolina Plumbing, Inc. ("Metrolina") for the maintenance of the Main Sewer Collection System located on the public right-of-way at James Plantation Development.

WHEREAS, HECHT Properties., is developing a residential community off St. James Church Road, Lincoln County, NC know as James Plantation Development ("James Plantation") .

WHEREAS, the sewer service at "James Plantation" shall be provided by pumping the sanitary sewer wastewater into the "System" operated by the "Association", which pumps into and is treated by the Lincoln County system operated by Lincoln County Utility Department; and

WHEREAS, Metrolina has installed, or will install, individual home grinder pump units and 1 1/2" diameter pump lines from the grinder pump units to the valve box (green box) at the public right-of-way on the lots being developed by the "Developer" (the "Pump Unit"); and

WHEREAS, the "System" starts at the valve box on each lot and ends at the tap into the Lincoln County System.

NOW, THEREFORE, in consideration of the terms and mutual obligations set forth below, the Association, Developer and Metrolina hereby agree as follows:

1. Scope of Services

Metrolina shall provide complete operation and maintenance service for the "System" on a year- round basis with both annual and monthly inspections and shall be available 24- hour per day, 365 days per year to perform emergency service. The scope of services included shall be as follows:

A. Annual maximum Metrolina shall inspect the "System" annually; to make sure it operates properly and at maximum

Capacity. This inspection includes the following:

- a) Check all valve boxes individually in the "James Plantation "System"
(i.e. ball valves, check valves, and test spigot)
- b) Check all air relief valves on the main line
- c) Check lines for leaks/breaks
- d) Flush system by high-pressure water pump to remove any build-up (if needed)

At the annual inspection, worn or defective parts shall be replaced as necessary for preventative maintenance. A full inspection report shall be submitted to the "Association" upon completion of each annual inspection of the "System". The annual inspection for the "System" shall be conducted within two weeks of the anniversary of the contract of the "System" Service Agreement.

B. Monthly Metrolina shall inspect the "System" monthly; to make sure it operates properly and at normal Capacity.

- a) Check all air relief valves on the main line
- b) Check lines for leaks/breaks
- c) Visual on valve boxes

Metrolina will provide emergency service and /or repair in the "System".

C. Emergency Metrolina shall respond to emergency calls for the "Association" and shall maintain a 24 -hour per day, 365 days per year emergency service. The maximum response time to any service call shall not be longer than two (2) hours. Metrolina Plumbing, Inc. shall assist the "Association" until service is completely restored. Metrolina shall further repair and/or maintenance as necessary to all components of the "System".

- a) Leaks
- b) Breaks
- c) Valve Box (Green Box Replacement)
- d) Line Flushing, etc.

Metrolina shall provide a service report to the "Association" upon completion of all emergency calls. If, upon responding to an emergency, Metrolina discovers that the problem exists in (i) house plumbing , (ii) from home to the pump unit, or(iii) Lincoln County Utility Department, then Metrolina shall notify the "Association" and assist with restoring service, or finding an acceptable plumbing contractor or county personnel to assist with the restoration of sewer service as appropriate; Metrolina shall assist the "association" until full service is restored.

D. Reporting of Overflows and Spills. Metrolina shall immediately upon becoming aware of a spill or an overflow (or any similar leakage) from the "System" take immediate action to correct this problem.

2. Stocking Required.

Metrolina shall maintain at its primary place of business at 4120 Sinclair Street Denver, NC, a sufficient stock of spare parts (i.e. valve box, ball valves, check valves, and test spigot) as necessary to effectively respond to the annual/monthly inspection requirements or to any and all emergencies. Stock shall include, at a minimum, valves, valve boxes, pipe, fittings, ball valves, check valves and test spigots.

3. Compensation

A. Annual For each annual inspection visit Metrolina shall receive from the "Association" a lump sum payment of \$450.00. This lump sum payment includes the first two hours on site. This annual fee will replace the Monthly Charge for that month, In addition, Metrolina shall be paid by the "Association" the actual cost of any replacement parts, plus 35% of the actual cost of such parts for overhead and profit.

Annual Inspection Fee \$450.00
(first 2 hours on site)
On-Site Time - Crew Rate \$95.00
(after the first 2 hours on site)
Parts Cost plus 35%

B. Monthly For each Monthly inspection visit Metrolina shall receive from the "Association " a lump sum payment of \$450.00. (except the month Metrolina completes the annual inspection) . This monthly charge

is for stand-by 24 -hour per day, 7 days per week on a year round basis and for inspections as outlined Section 1.B.

Monthly Inspection Fee \$450.00

C. Emergency For each emergency call response, Metrolina shall be compensated directly by the Association as follows:

On -Site Time - Crew Rate	\$95.00 hr.
Trencher	\$75.00 hr.
Back-Hoe (if needed)	\$75.00 hr.
Parts	Cost plus 35%

Each call will be a separate call and will be handled with extreme care and urgency. Each invoice shall provide a detailed breakdown of all costs at the rates listed above. An inspection report and/or detailed breakdown shall accompany each invoice. Metrolina shall submit a separate invoice to the "Association" for each annual or monthly inspection and each emergency calls within thirty(30) days following the completion of such inspection or call. The first two hours of the first response in any month is covered in the \$450.00 per Month fee. The "Association" shall pay all invoices for annual inspections, monthly inspections, emergency calls, or replacement part costs within thirty (30) days following the receipt of an invoice subject to resolution of any invoicing questions.

The "Association" hereby acknowledges that it is solely responsible for all costs and expenses with respect to replacing worn or defective parts in the "System"

The installation fee may increase once every twelve (12) months by a maximum of 6% per year beginning July 1, 2008, with 30 days written notice to HECHT Properties by June 1 of every year.

4. Term

This Agreement shall continue full force and effect for ten (10) years from the date hereof, unless sooner terminated as provided below.

5. Termination

In the event the "Association" determines, in its sole discretion, that Metrolina has failed to satisfactorily perform its duties under this Agreement, the Association shall have the right to terminate this Agreement upon thirty (30) days prior written notice to Metrolina at the address specified below, Metrolina shall have the right to terminate this agreement with ninety (90) days written notice to the "Association" ,

6. Delivery of Agreement

"Association" acknowledges that it has received one (1) fully executed copy of this Agreement.

7. Governing Law

This Agreement shall be constructed and enforced in accordance with the laws of the State of North Carolina.

8. Amendment

Any amendment to this Agreement shall be in writing and executed by each party hereto.

9. Integration

The entire Agreement between the parties with respect to the matters contained herein are contained in the provisions of this agreement, and any stipulations, representations, promises, or agreements, written or oral, made prior to or contemporaneous with this agreement shall have no legal effect unless contained herein.

IN WITNESS WHEREOF, the undersigned have executed this Agreement effective the

-----day-----, 20-----

Metrolina Plumbing , Inc.
P.O. Box 250
Denver, NC 28037
704-483-4310

Kevin E. Coffey, Pres.

Hecht Properties (Developer)

Signature

Print Title/Name

James Plantation Owners Association

Signature

Print Name/Title

Bill to Address

City State Zip

----- -----
Day Time Phone # Evening Phone #

Exhibit C-2

Metrolina Plumbing Inc.

4120 Sinclair Street PO Box 250
Denver, North Carolina 28037

GRINDER PUMP SERVICE AGREEMENT JAMES PLANTATION

THIS GRINDER PUMP SERVICE AGREEMENT (the "Agreement") is made by and between James Plantation Owners Association, Inc. (the "Association"), HECHT Properties (the "Developer") and Metrolina Plumbing, Inc. ("Metrolina") and the parties identified on page 5 of 5 ("Owner") for the maintenance of the Pump Unit (as defined herein) on the Owner's property at James Plantation.

WHEREAS, HECHT Properties is developing a residential community off St. James Church Road, Lincoln County, NC known as James Plantation.

WHEREAS, sewer service at James Plantation shall be provided by pumping waste water to the sewer system operated by Lincoln County Public Works Department; and

WHEREAS, Metrolina has installed, or will install grinder pump unit and 1 1/2" diameter pump line from the grinder pump unit to the valve box at the public right-of-way on the lot owned by the Owner (the "Pump Unit").

NOW, THEREFORE, in consideration of the terms and mutual obligation set forth below, the Association, Owner, and Metrolina hereby agree as follows:

1. Scope of Services

Metrolina shall provide complete operation and maintenance services for the Pump Unit on a year round basis with both annual and routine inspections and shall be available 24-hour per day, 365 days per year to perform emergency service.

The scope of services included shall be as follows:

A. Annual ---Metrolina shall inspect the Pump Unit annually, as follows:

- a) Check amperage draw, starting and running;
- b) Check float control operation and alarm function;
- c) Clean wet well of grease build-up;
- d) Check gate and check valve operation;
- e) Check control panel; and
- f) Pull pump and check wear on cutter assemblies.

At the annual inspection, worn or defective parts shall be replaced as necessary for preventative maintenance.

A full

inspection report shall be submitted to the Owner and the Association immediately upon completion of each annual inspection of the Pump Unit. The annual inspection for the Pump Unit shall be conducted within two weeks of the anniversary of the original installation of the Pump Unit.

B. Emergency---Metrolina shall respond to emergency calls for the Owner and shall maintain a 24 -hour per

day, 365 days per year emergency service. The maximum response time to any service shall not be longer than two (2) hours. The maintenance provider shall assist the owner(s) of the lot being served by the pump station until service is restored. Metrolina shall further provide repair and/or maintenance as necessary to all components of the Pump Unit including:

- a) Pump Basin;
- b) Piping and Valves;
- c) Floats;
- d) Electrical Wiring from Pump Unit to Control Panel;
- e) Force Main from Pump Unit to Cut-Off Valve at the public right-of-way;
- f) Grinder Pump.
- g) Control Panel.

Metrolina shall provide a service report to the Association and the Owner immediately upon completion of all emergency calls. If, upon reaching a home with an emergency, Metrolina discovers that the problem exists in (i) house plumbing (ii) from the home to Pump Unit, or (iii) on the street -side of the valve box that runs into the public right-of-way, then Metrolina shall notify the Owner and recommend a plumbing contractor or assist with contact of appropriate service personnel in charge of the collections system, as appropriate, Metrolina shall assist the owner until full service is restored. Each Pump Unit shall be clearly and conspicuously posted with Metrolina's telephone number and instructions to contact Metrolina in the event of an alarm for such Pump Unit.

C. Reporting of Overflows and Spills. Metrolina shall immediately upon becoming aware of a spill or an overflow (or any similar leakage) from a Pump Unit take immediate action to correct this problem.

2. Stocking Required.

Metrolina shall maintain at its primary place of business on Sinclair Street in Denver, NC, a sufficient stock of spare parts or complete Pump Units as necessary to effectively respond to annual maintenance requirements or to any and all emergencies, and at all times, such stock shall include (10%) of the aggregated number of Pumps installed in the James Plantation community from time to time. Metrolina shall verify said stock at any time upon written request from the Association, Storage of this stock at a local supplier's place of business shall not be acceptable. The stock shall be in storage within thirty (30) days of the installation of the first Pump Unit at James Plantation.

3. Compensation

a. Annual for each annual inspection visit Metrolina shall receive from the Association a lump sum payment of \$150.00. In addition, Metrolina shall be paid by the Association the actual cost of any replacement parts, plus 35% of the actual cost of such parts for overhead and profit. The Owner shall reimburse the Association for the replacement part costs (including overhead and profit) within ten (10) days following receipt of an invoice from the Association. Metrolina shall submit a separate invoice to the Association for each annual inspection within thirty (30) days following the completion of such inspection. Each invoice shall be accompanied by an inspection report, and the Association shall pay all invoices for annual service within thirty (30) days following the Association's receipt of an invoice subject to resolution of any invoicing questions.

The installation fee may increase once every twelve (12) months by a maximum of 6% per year beginning July 1, 2008, with 30 days written notice to HECHT Properties by June 1 of every year.

b. Emergency For each emergency response, Metrolina shall be compensated directly by the Association as follows:

On Site- Crew Rate \$95.00/hr.

Trencher / Backhoe (if needed) \$75.00/hr

Parts costs plus 35%

Each emergency response shall be billed directly to the Association. Each invoice shall provide a detailed breakdown of all costs at the rates listed above. An inspection report shall accompany each invoice. The Owner shall reimburse the Association for all invoices emergency service within ten (10) days following Owner's receipt of an invoice subject to resolution of any invoicing questions.

Owner hereby acknowledges that is is solely responsible for all costs and expenses with respect to replacing worn or defective parts in the Pump Unit.

The above hourly rates may increase once every twelve (12) months by a maximum of 6% per year beginning July 1, 2008, with 30 days written notice to HECHT Properties by June 1 of every year.

4. Term

This Agreement shall continue full force and effect for ten (10) years from the date hereof, unless sooner terminated as provided below.

5. Termination

In the event the Association determines, in its sole discretion, that Metrolina has failed to satisfactorily perform its duties under this Agreement, the Association shall have the right to terminate this Agreement upon thirty (30) days prior written notice to Metrolina at the address specified below.

6. Delivery of Agreement

Owner acknowledges that it has received one (1) fully executed copy of this Agreement.

7. Governing Law

This Agreement shall be constructed and enforced in accordance with the laws of the State of NC.

8. Amendment

Any amendment to this Agreement shall be in writing and executed by each party hereto.

9. Integration

The entire Agreement between the parties with respect to the matters contained herein are contained in the provisions of this agreement, and any stipulations, representations, promises, or agreements, written or oral, made prior to or contemporaneous with this agreement shall have no legal effect unless contained herein.

IN WITNESS WHEREOF, the undersigned have executed this agreement effective the

-----day of -----,20-----.

Metrolina Plumbing, Inc.
P.O. Box 250
Denver, NC 28037
704-483-4310

Kevin E. Coffey, Pres.

HOA

Signature

Print Name/Title

Howeowner Name

Homeowner Signature # 1

Homeowner Name

Homeowner Signature # 2

Lot #

Address

----- ----- -----
City State Zip

----- -----
Day Time Phone # Evening Phone #

Exhibit C-3

Metrolina Plumbing Inc.

4120 Sinclair Street PO Box 250
Denver, North Carolina 28037

INSTALLATION AGREEMENT
FOR GRINDER PUMP UNIT
JAMES PLANTATION OWNERS ASSOCIATION
HECHT PROPERTIES, OWNER
885 N. HIGHWAY 16
DENVER, NC 28037

This agreement is made by and between HECHT Properties, Owner of James Plantation Owners association, ("James Plantation") and Metrolina Plumbing Inc. (Metrolina) for the installation of grinder pump units at James Plantation.

A. Sewer Service shall be provided by pumping wastewater to the sewer system operated by Lincoln County.

B. Each home shall require the installation of an individual grinder pump unit and a 1 1/2" diameter pump line from the unit to the street right of way (such pump unit and line hereinafter referred to as the "Pump Unit").

Now, Therefore, in consideration for the terms and mutual obligations set forth below, James Plantation and Metrolina hereby agree as follows:

1. Scope of Services

Metrolina shall furnish and install the Pump Units as follows:

A. Furnish the complete Pump Unit and accessories as specified by the engineering firm designated by HECHT Properties including fiberglass basin, pump, piping, and valves, floats, control panel, alarm light and wall mounting plate and hardware.

B. Install an individual Pump Unit on those residential lots in James Plantation designated by the Engineer at the location on each lot approved by the Home Owner and/or the Home Owner's Association.

i Excavated hole to receive 24" x 72" pump basin;

ii Install pump basin in the excavated hole, connect to house 4" diameter plumbing and vent pipe to pump basin and backfill around pump basin.

iii Furnish to the electrical contractor for each house the pump control panel specified by Engineer. Electrician to furnish 20 amp breaker from house and run 10 gauge 4 wire service;

iv Electrician shall furnish and install minimum two inch (2") diameter electrical conduit from pump basin to control panel; including but not limited to wiring for Pump Unit power cable, seal warning sensors and floats;

v Furnish and install the 1 1/2" diameter (schedule 80 PVC) Pump Unit discharge line in accordance with the ACC approved route, minimum 30 inch (30") bury from the Pump Unit basin to the valve

box at the public right of way. (Note: clearing of the right away and landscaping shall be performed by others, but Metrolina shall backfill trench following installation of line);

vi Start-up and test Pump Unit, including control panel, floats, amperage draw at start-up and run conditions and provide a written report to the relevant homebuilder or home owner (as the case might be.) Builder is required to contact Metrolina after power is turned on to schedule start-up; and

vii Furnish an alarm light , audible alarm, wall plate and hardware for mounting inside the house others.

C. Metrolina shall ensure that each Pump Unit shall be clearly and conspicuously posted with a telephone number and instructions to contact Metrolina in the event of an alarm from such pump.

2. Installation Request

With in thirty (30) calendar days of receipt of written request from the homebuilder, or the Lot owner for the installation of the Pump Unit on a given Lot, Metrolina shall commence and complete installation of the pump Unit on the subject Lot. Such thirty (30) day period to commence and complete work may be extended by homeowner,

homebuilder, or HECHT Properties (as the case might be) due to adverse weather conditions that may prevent completion of the work within such time period. Written request shall include the following:

- i Lot number
- ii Street address
- iii Phone numbers
- iv Builders name
- v Contact on site @ phone number
- vi Building permit number

Power wiring to the control panel shall be by others. After hook-up of power, Metrolina shall perform start-up as specified above in Paragraph 1 at the request of the homebuilder, or the homeowner. Prior to any request for installation, the site shall have been graded to receive the Pump Unit, plumbing shall have been extended to the proposed basin location, and wiring shall have been installed to the location of the control panel (all such work to have been performed by others.)

All work shall be subject to inspection and approval by representatives of HECHT Properties, Engineer, Lincoln County Public Works Director, and Lincoln County Building Inspections Department, North Carolina Division of Environmental Health and Natural Resources. The homebuilder shall be responsible for grading the site to assure drainage away from the Pump unit basin.

3. Compensation

Upon completion of installation of the Pump Unit to the satisfaction of the Engineer, as evidenced by Engineer's

written certification, Metrolina shall submit an invoice to James Plantation Owners Association in the amount of

\$5500.00. (the "installation Fee"), which amount James Plantation Owners Association shall pay within thirty (30) days following James Plantation Owners Association receipt of the relevant invoice. Each invoice shall clearly indicate the subject Lot number and street address.

4. Fee Changes

The installation fee may increase once every twelve (12) months by a maximum of 6% per year beginning July 1, 2008, with 30 days written notice to HECHT Properties by June 1 of every year.

5. Rock

If, upon attempting an installation of a Pump Unit at a location approved by the Engineer, rock is encountered requiring blasting for removal, then the installation process shall be modified as follows:

(a) If, a reasonable adjustment in the location of the Pump Unit can be made to avoid the rock, then approval for such relocation shall be granted by the Engineer and any costs associated with extending the house plumbing and vent connections to the Pump Unit will be the sole responsibility of the homebuilder or lot owner.

(b) If the relocation to avoid the rock requires significant additional piping cost by Metrolina, then Metrolina shall be compensated for these expenses directly by the homebuilder or lot owner.

(c) If Engineer determines that the Pump Unit cannot be relocated so as to avoid rock excavation, then the homebuilder shall either 1) remove the rock at homebuilder's or lot owner's expense, or 2) instruct Metrolina to remove the rock (in which case the homebuilder shall reimburse Metrolina for such excavation work.)

6. Warranty

Metrolina hereby warrants each Pump Unit installed for a period of one (1) year from the date the Pump Unit is operational on each Lot against poor workmanship and defective parts for each Pump Unit.

7. Terms of Contract

This agreement shall continue in full force and effect for Ten (10) years from the date hereof, unless sooner terminated as provided below.

8. Supplement to Agreement

Both James Plantation Owners Association and Metrolina agree that this Agreement upon the sale of a lot, shall be supplemented by that certain "Owners Supplement to Grinder Pump Installation Agreement", attached hereto as Exhibit "A" and incorporated herein by reference, and that such Supplement shall be fully effective and made part of the Agreement upon the executed of same by the applicable Lot Owner (without the necessity of being executed by James Plantation Owners Association.

9. Governing Law

This Agreement shall be construed and enforced in accordance with the laws of the State of North Carolina.

10. Amendment

Any amendment to this agreement shall be in writing and executed by each party hereto.

11. Termination

In the event James Plantation Owners Association determines, in its sole discretion, that Metrolina had failed to satisfactorily perform its duties under this agreement, James Plantation Owners Association shall have the right to terminate this Agreement upon thirty (30) days prior written notice to Metrolina at the applicable address specified below.

12. Integration

The entire Agreement between the parties with respect to the matters contained herein are contained in

the provisions of this agreement, and any stipulations, representations, promises, or agreements, written or oral, made prior to or contemporaneous with this agreement shall have no legal effect unless contained herein. IN WITNESS WHEREOF, the undersigned have executed this Agreement effective the

-----day of-----, 20 -----.

HOA

Signature

Print Name/Title

Metrolina Plumbing, Inc.
PO Box 250
Denver, NC 28037

Kevin E. Coffey, Pres.

Exhibit C-4

Metrolina Plumbing Inc.

4120 Sinclair Street PO Box 250
Denver, North Carolina 28037

OWNER'S SUPPLEMENT TO GRINDER PUMP UNIT INSTALLATION AGREEMENT

THIS OWNER'S SUPPLEMENT TO GRINDER PUMP UNIT INSTALLATION AGREEMENT (this "Supplement") is

executed this ----- day of -----, 200-----
("Owner") for the installment of a grinder pump unit at lot number ("the lot")

This supplement is a supplement to that certain Grinder Pump Unit Installation Agreement dated the -----
-day of

-----, 200----- ("the Agreement") made by and between HECHT Properties (James Plantation Owners' Association) and Metrolina Plumbing, Inc. ("Metrolina") for the installation of grinder pump units at James Plantation, a copy of which is attached hereto as Exhibit A and incorporated herein by reference.

WHEREAS, the Owner is the owner of the lot in James Plantation;

WHEREAS, the Owner desires to have installed on the Lot a Pump Unit (as defined in agreement) in accordance with the terms and conditions set forth in the Agreement and herein; and

WHEREAS, all capitalized terms herein shall have the meaning ascribed to them in the Agreement, unless otherwise defined herein.

NOW, THEREFORE, in consideration of the terms and mutual obligations set for in the Agreement and herein, the Owner hereby agrees as follows:

1. Owner hereby shall be bound by and perform all obligations of the "lot owner" or "owner" or the like under the Agreement.
2. Owner hereby acknowledges that it shall be solely responsible for all costs and expenses related to the piping and equipment (including, without limitation, the Pump Unit) from and after the point leading out of the valve box located in the public right-of-way at the perimeter of the lot.
3. Owner shall notify Metrolina immediately upon becoming aware of 1) a malfunction of the Pump Unit (which by definition includes the individual grinder pump unit, the pump line from the unit to the valve box at the public right-of-way, and all related piping and equipment) or 2) an alarm installed pursuant to the Agreement. Upon observance of such a malfunction or alarm, the Owner shall make all efforts to stop discharge into the sanitary sewer system until such time as a repair is made.
4. Owner acknowledges that its failure to contact Metrolina to fix a malfunction may result in an interruption of water and /or sewer service and substantial damage to the Pump Unit. Additionally, if a malfunction in the Pump Unit Owner's Lot results in an environmental condition, and because of Owner's failure to respond diligently as described in Paragraph 4 herein, the County or the Association is assessed a fine penalty by a governmental or quasi-government authority, the Owner shall be liable to the County or the Association for reimbursement for the amount of such fine within thirty (30) days of the County or the

Association demand, therefore;

5. Owner shall make all efforts to stop discharge into the sanitary sewer system when a power outage has occurred that has continued for more than two (2) hours until such time as power is restored. Owner acknowledges that its failure to suspend such discharge may result in an interruption of water and /or sewer service and substantial damage to the Pump Unit. In this regard, Owner acknowledges that the Capacity of the Pump Unit is one hundred (100) gallons.

6. Owner acknowledges that the Association has as easement over a certain portion of Owner's lot as access to the lot to inspect the operation of Pump Unit and service force main and to take all reasonable, necessary measures to contain a leak, spill, or other discharge from or around the Pump Unit or service force main.

IN WITNESS WHEREOF, the undersigned have executed this Agreement effective the

-----day

of-----, 20-----,

Metrolina Plumbing, Inc.
PO Box 250
Denver, NC 28037
704-483-4310

Kevin E. Coffey, Pres.

Homeowner/Builder Name

Homeowner/Builder Signature # 1

Homeowner/Builder Name

Homeowner/Builder Signature #2

Lot #

Address

City State Zip

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Day Time Phone # Evening Phone #