

BOOK 346 PAGE 020
CASWELL COUNTY, N.C.

NORTH CAROLINA
CASWELL COUNTY

RESTRICTIVE COVENANTS FOR
THE MEADOWS

THIS DECLARATION OF COVENANTS, established this the 4th day
of September, 1998, by Cedar Creek Land Co., L.L.C., a Virginia Limited
Liability Company, (hereinafter referred to as Developer).

WITNESSETH:

That whereas the Developer is the owner of certain lands more particularly
described in Deed Book 344, Page 425, Deed Book _____, Page _____, and
Deed Book _____, Page _____, Caswell County Registry, and whereas the Developer
intends to subdivide the lands so conveyed to the covenants contained herein for the
benefit of all of the lots in the Subdivision owned by the Developer;

NOW, THEREFORE, in order that the lands herein described shall be developed
and used in a manner calculated to promote the highest and best value and enjoyment
thereof, the Developer does hereby declare and place the following restrictions upon the
use and occupancy of said lands.

ARTICLE I

The lands to which these Restrictive Covenants shall apply are described as
follows:

Being all of those certain lots known as The Meadows as is more particularly
shown on plat, of record in Plat Cabinet 13, Page 186, 187, 188 Caswell County
Registry, and which is a part of those lands described in Deed Book _____, Page _____,
Caswell County Registry.

BOOK 346 PAGE 021
CASWELL COUNTY, N.C.

ARTICLE II

All lots shall be used for single family residential (one single family dwelling per lot), recreational, horticultural or agricultural purposes only.

ARTICLE III

All single or double-wide mobile homes as may be allowed herein, shall be no more than 7 years old at the time of installation. This requirement may be waived by Developer or Homeowner's Association if it is determined that such home is sufficiently compatible in design and appearance with other housing in the subdivision.

ARTICLE IV

No lot shall be used for the dumping of trash or waste.

ARTICLE V

No noxious or offensive activity shall be permitted upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

ARTICLE VI

No swine (including pot bellied pigs), kennels, commercial poultry or chicken houses of any kind shall be allowed on any lot. Horses are allowed. This shall not prevent the keeping of normal household pets under normal residential conditions.

ARTICLE VII

There shall not be located on any lot more than one (1) unlicensed vehicle. No commercial automotive repair shall be allowed on any lot.

BOOK 346 PAGE 022
CASWELL COUNTY, N.C.

ARTICLE VIII

There shall be no vehicular parking allowed along the road right-of-ways. This restriction includes, but is not limited to, automobiles, boats and utility trailers.

ARTICLE IX

All driveways and drainage pipes located and installed on the aforementioned lots shall comply with the standards and specifications of the North Carolina Department of Transportation, as well as those of Caswell County Subdivision and Zoning Regulations. Driveway pipes need to be concrete.

ARTICLE X

All lots abutting Green Pasture Lane shall be subject to the terms of the applicable Road Maintenance Agreements for each road as recorded in Deed Book 346 Pages 015 and _____, Caswell County Registry.

ARTICLE XI

No resubdivision is allowed. Recombinations are allowed in The Meadows.

ARTICLE XII

These restrictions or any changes therein shall run with the land and shall be binding on all lot owners, their successors and assigns and any persons claiming under the owners until July 1, 2015. These restrictions shall automatically renew for ten (10) periods thereafter until such time as the lot owners by a two-thirds (2/3rds) vote agree to terminate said restrictions.

BOOK 346 PAGE 023
CASWELL COUNTY, N.C.

ARTICLE XIII

The invalidation of any portion of these restrictions and covenants by judgment, court order, state law, federal law or local law, shall in no way affect any of the other provisions contained herein, and those other provisions shall be severed from the invalidated portion and shall remain in full force and effect.

IN TESTIMONY WHEREOF, the Developer does hereby bind itself, its successors and assigns, to the full performance of the above Covenants and Agreements, and does hereby set its hand and seal the day and year first above written.

CEDAR CREEK LAND CO., L.L.C.,
Virginia Limited Liability Company

By: Joseph W. Mauldin (SEAL)
A Manager