

NORTH CAROLINA
PERSON COUNTY

PREPARED BY: ALAN S. HICKS
ATTORNEY AT LAW

FILED in PERSON County, NC
on May 28 1999 at 03:58:18 PM
by: AMANDA H. GARRETT
REGISTER OF DEEDS

BOOK 293 PAGE 222

PROTECTIVE AND RESTRICTIVE COVENANTS OF
OAK RIDGE ACRES

THIS AGREEMENT AND COVENANT, made and entered into this the 10th day of March, 1999, by and between Oak Ridge Acres, LLC, hereinafter referred to as party of the first part; and its successors in title to any portion of those lands hereinafter described, parties of the second part;

WITNESSETH:

THAT WHEREAS, the party of the first part is seized of fee simple title in and to those certain lots or parcels of land lying and being in Flat River Township, Person County, North Carolina and being more particularly described as follows (the "Property):

Lying on the East side of Secondary Road 1141 and being all of what is shown as Lots 1 through 8, inclusive, on that plat of survey entitled "OAK RIDGE ACRES, ~~Plat~~, surveyed by Hamlett-Jennings and Associates, Neal C. Hamlet, RLS, dated February, 1999 and of record in Plat Cabinet 11, Hanger 59-F, Person County Registry, which plat is hereby specifically incorporated by reference herein for greater certainty of description.

AND WHEREAS, the party of the first part desires for the beneficial use of the Property, and for the benefit of future purchasers of any portion of the Property, that same shall be developed and for the time hereinafter set out, used exclusively for private residential purposes; to protect the owners of any portion of the Property against such improper use of any other portion of the Property as will depreciate the value thereof; to guard against the erection thereon of poorly designed or proportioned structures, and structures built of improper or unsuitable materials; to obtain harmonious color schemes, to insure the highest and best development of said Property; and in general to provide adequately for a type and quality of improvement designed to enhance the value of investments made by the purchasers of any portion of the Property.

AND WHEREAS, it is the intent and purpose of this document to thus apply the covenants hereinafter set forth to the entirety of the Property and to any other property which may be additionally annexed as hereinafter provided, all of which is collectively referred to as hereinafter as the "Property";

NOW THEREFORE, in order to carry into effect such purpose, and in order that the Property might afford a maximum beneficial use to any owner of any part thereof for residential purposes, the party of the first part hereby covenants with any future owner of any part of said Property hereinabove described and does place the following restrictions upon the use of any part of said Property by itself or any successor in title, and the said party of the first part and any successors in title shall have title to the same subject to the restrictions upon its use hereby imposed:

1

PROPERTY SUBJECT TO COVENANTS

The Property which is and shall be held, transferred, sold, conveyed and occupied subject to this declaration is located in Flat River Township, Person County, North Carolina and is more particularly described as hereinabove set forth. Only the above described Property is hereby made

subject to these covenants; provided, however, the party of the first part reserves the right to subject other real property to the covenants set forth herein as hereinafter set out. The party of the first part may, but is not required to, annex additional lands to become a part of the Property governed by these covenants. Each addition to the Property herein authorized may be made alternatively by the filing of record of one or more supplementary declarations with respect to the lands to be then made subject to these covenants, or by incorporating these covenants by reference into any deed or deeds transferring title to any such additional lands. In either event, complimentary additions and modifications of these covenants as may be necessary to reflect the different character of the added Property are authorized; provided, however, that any such supplementation shall not revoke or otherwise amend the provisions hereof relative to the Property hereby made subject thereto.

2

APPROVAL OF BUILDINGS PLANS AND DEVELOPMENT OF LOTS

No building, fence, wall or other structure or improvement of any nature whatsoever shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alteration therein be made until plans and specifications showing the nature, kind, shape, height, materials and location of same have been submitted to and approved in writing by the party of the first part as to harmony or external design and location in relation to surrounding structures, topography and finished ground elevation. Removal of trees from the Property shall be limited to those required for the location of buildings and driveways. No trees may be removed within 25 feet of the edge of any road right of way (which is wider than just the traveled portions of the road). Trees proposed for removal must be marked for and approved by the party of the first part prior to their removal. In the event that the party of the first part fails to give in writing any approval or disapproval required herein within thirty (30) days after submission to it of the information required, such inaction will operate as a waiver and this covenant shall be deemed to have been fully complied with. All approvals hereunder will not be unreasonably withheld.

3

DEVELOPMENT COMMITTEE

The party of the first part, or its duly appointed representative, shall make all decisions or approvals required or allowed under these covenants until such time as it voluntarily relinquishes this responsibility in writing to the other owners of the Property. Thereafter, a development committee (the "Committee") consisting of three persons, to be elected annually by the owners of a majority of lots in the subdivision, will assume all such responsibility. Once the Committee has been so constituted, a meeting of the owners of the lots in the subdivision shall be held during the month of May of each year and the members so elected shall be responsible for notifying all other owners of the time and place of the meeting to be held each year. At such meeting the lot owners or their representatives shall be entitled to one vote for each lot owned. Each lot owner shall be entitled to reasonable notice of the meetings. The Committee shall elect one of its members to serve as chairman and to preside over meetings of the Committee and of the lot owners. The Committee shall have the duties and responsibilities hereinafter specified. Members of the Committee shall not be entitled to compensation for services performed pursuant to this article or for any other purpose. After the party of the first part relinquishes responsibility for the Committee, the Committee shall, thereafter perform all functions of the party of the first part as provided for in these covenants.

4

DWELLING QUALITY AND SIZE

No dwelling containing less than 1400 square feet of finished heated living area, exclusive of basements, garages, carports, storage areas, breezeways and stoops, shall be erected upon any lot embraced within the aforescribed Property. A ten percent (10%) variance in this minimum dwelling size requirement may be allowed upon prior written approval of the party of the first part, although no obligation to allow such variance upon request is hereby created. All dwellings erected

thereon shall be of good standard quality workmanship and the materials used therein shall be of standard and approved quality. No single-wide manufactured homes shall be permitted, and all double-wide manufactured homes located on the Property must be new. Modular homes, defined to mean those manufactured in a controlled environment without axles and without a motor vehicle title, are specifically permitted.

5

LAND USES

The Property shall be used exclusively for single family residential purposes and no lot shall be subdivided. Any dwelling constructed thereon shall not exceed two and one-half stories in height (exclusive of basement) and it is understood that outbuildings such as garages and utility buildings are included within the foregoing restrictions and that any such buildings shall be constructed in harmony with the residential dwelling and of equal quality and finish. All homes must be on permanent foundations and have permanent underpinning of brick, rock, concrete or other acceptable foundation material approved by the party of the first part. Any concrete block must be covered with stucco or other approved covering, so that block construction will not be visible.

6

BUILDING LOCATION

All buildings shall have a minimum set back of at least fifty feet from any public or private road right of way, twenty feet from any side lot line and thirty feet from any intersecting side street, unless variance of these set back requirements is allowed by written decision of the party of the first part. The party of the first part reserves the right, but not the obligation, to grant such exceptions and to waive minor violations of the set back and side line requirements set forth herein, minor violations being defined as those not in excess of ten percent (10%) of the minimum requirements specified herein. All outbuildings other than attached garages or carports must be located behind an imaginary line constituting a continuation of the rear wall of the main residential dwelling.

7

EASEMENTS AND RIGHT OF ENTRY

a. **Right-of-Way and Utility Easements.** An easement extending throughout the entire width of all private roadways serving lots which are a part of the Property is specifically reserved by the party of the first part for roadway purposes and for public utility and drainage purposes, and the party of the first part does reserve unto itself and its successors, heirs and assigns, the right to go upon such easements for the purpose of maintaining roadways and installing utility services and providing drainage. However, the party of the first part assumes no responsibility for extending utility services to any individual lot hereby restricted. The party of the first part further reserves the right to determine any other location of necessary rights of way or easements for utility purposes, and the right to subject the Property to contract with utility companies for the installation of underground electric cables which may require an initial contribution, and/or the installation of street lighting, which will require a continuing monthly payment to the utility provider by the owners of each lot within the Property. All utility lines serving an individual lot must be placed underground at the expense of the lot owner to the extent that such underground placement is possible consistent with the requirements and regulations of the applicable utility provider. Electrical service will be provided by the party of the first part in the right of way of access roads serving the Property, it being understood that it is the sole responsibility of the individual lot owners to extend same from that point to serve their individual lots. The party of the first part reserves the right to subject the Property to easements for the extension of septic drain

line and the location of drain fields off-site relative to any portion of the Property on which a private septic system cannot be completely self-contained under applicable governmental regulations.

b. **Easements of Access.** Each and every owner is hereby granted an easement to pass over, use and enjoy all development roads and any other open spaces which may subsequently be designated as common areas. The party of the first part reserves the right to cut any trees, bushes or shrubbery, make any gradings of the soil, or take any similar action reasonably necessary to provide economical and safe installation and service of roadways and utilities. The party of the first part reserves to itself, its successors and assigns every reasonable use and enjoyment of the development roads and all other lands subsequently designated as common areas in a manner not inconsistent with the provisions hereof.

c. **Right of Entry.** The party of the first part reserves for itself, its successors and assigns, the right to enter upon any lot, such entry to be made by personnel with suitable equipment, for the purpose of mowing, removing, clearing, cutting or pruning underbrush, weeds, or other unsightly growth and for the purpose of building, repairing or otherwise enforcing the provisions of these covenants, which entry shall in no event be deemed to be a trespass.

8

COMPLETION OF CONSTRUCTION

The exterior of all dwellings and other structures must be completed within twelve months after the commencement of construction, except where such completion is impossible or would result in great hardship to the owner or builder due to strikes, fires, national emergency or natural calamities, and written extension has been granted by the party of the first part.

9

MAINTENANCE

a. **During Construction.** During construction, the contractor or owner must keep the building site reasonably clean. All building debris, stumps, trees and other refuse must be removed from the Property as often as necessary in order to keep same in a neat and attractive condition. Such debris will not be dumped or allowed to remain on any part of the Property.

b. **Buildings and Grounds.** It shall be the responsibility of each property owner to prevent the development of any unclean, unsightly or unkempt conditions of buildings or grounds tending to substantially decrease the beauty and value of the neighborhood as a whole or the specific area affected. No weeds, underbrush or unsightly growth shall be permitted to grow or remain on any part of any lot and no refuse pile or unsightly accumulation shall be allowed to be placed or suffered to remain upon any portion of the Property. Where lots border on or contain ditches, drainage canals, ponds, swells or streams, the owner thereof shall keep that area, including the slopes down to the edge of the water, mowed and maintained regularly. Washouts or erosion on any portion of the Property shall be properly attended to by the respective owner.

c. **Roads.** The expense of maintaining any and all private access roads serving any portion of the subject Property in an unpaved condition reasonably suitable for residential vehicular traffic shall be equally apportioned among each of those lots restricted hereby and served by the private roadways, but expressly excluding all lots that are accessed directly from a state maintained road. The type and timing of such maintenance shall be determined and provided for by the party of the first part until such

time as it shall voluntarily surrender said responsibility to the Committee. The party of the first part, and the Committee once it succeeds to this responsibility, shall establish and maintain a roadway maintenance fund and make all decisions as to the type and timing of maintenance. On or before March 15 of each year, beginning in 2000, the owner of each affected lot shall pay to the party of the first part or the Committee the sum of \$ 200.00, in order to establish a continuing fund for roadway maintenance purposes, unless and until such assessment is subsequently modified by the party of the first part or the Committee. The roadway maintenance fund (the "Fund") thus accumulated shall be maintained in and disbursed from a separate deposit account established and used solely for this purpose. Until the party of the first part surrenders roadway maintenance responsibility to the Committee, no such annual payment shall be required from the party of the first part for each of its unsold lots, but the party of the first part shall be responsible for any shortfall between the balance in the Fund and the amount required for road maintenance. After the Committee assumes road maintenance responsibility, the party of the first part shall pay an annual assessment amount for each of its unsold lots. The purchasers of any portion of the Property which is subject to the roadway maintenance provisions hereof hereby bind themselves, their heirs, successors and assigns to the obligations created hereby, and same shall constitute lawful obligations of each lot owner and shall be enforceable against said lot owner by the party of the first part or the Committee pursuant to all legal remedies allowed for the collection of debts.

10

PROHIBITED ACTIVITIES

The following restrictions must be observed by the owner of any portion of the Property, and by all guests and invitees:

- a. **Nuisance.** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the surrounding Property owners.
- b. **Commercial Activity.** No business activity, trade or profession of any kind whatsoever shall be carried on or practiced upon any of the subject Property. No trade materials or inventories shall be stored upon the premises.
- c. **Motor Vehicles.** No motor vehicles or equipment of any kind shall be regularly stored upon the premises except in enclosed garages. No motor vehicles may be parked upon the roadway serving the Property in such a manner as to prohibit reasonable use of such roadways for purposes of ingress and egress. No motorized vehicles not validly registered and licensed as required by State law shall be operated within any portion of the Property, and no unlicensed operator may operate any vehicle within any portion of the Property.
- d. **Signage.** No signs or billboards shall be erected or maintained on the premises; however, this does not prohibit location of real estate signs upon any lot for the purpose of advertising such lot for sale.
- e. **Firearms.** No hunting or the discharge of firearms shall be conducted on any portion of the Property.

LAND USE CONTROL

The Property shall be used only for single family residential and related purposes. All dwellings must be owner occupied, unless rental is approved in advance by the party of the first part or the Committee. Use of any portion of the Property shall further be governed as follows:

- a. **Accumulation of Water.** No swimming pool or other excavation which may reasonably be expected to contain accumulations of water may be constructed upon any lot without the prior written consent of the party of the first part or the Committee.
- b. **Refuse.** No garbage or trash shall be burned, and no portion of the Property shall be used or maintained as a site for the storage of refuse. All garbage, trash or other refuse shall be kept in clean and covered receptacles located either to the rear of the residence or in an enclosed structure, such that same shall not be visible from any public or private road right-of-way. Property owners are required to have all refuse removed from the Property not less frequently than weekly.
- c. **Satellite Dishes.** No ground mounted full sized satellite signal receiving dish shall be erected upon any lot without the prior written consent of the party of the first part or the Committee, it being the purpose hereof to insure that same shall not unreasonably interfere with the rights and privileges of other lot owners and that the presence of such a devise is sufficiently screened from view in order to minimize its visibility.
- d. **Mail Receptacles.** The design, construction material and quality, color and location of all mail receptacles must be consistent with the residence and other approved structures to which same is appurtenant, and require the prior approval of the party of the first part or the Committee consistent with Section 2 hereof.
- e. **Outdoor Clothes Drying.** Clotheslines and other similar devises shall be located so as not to be visible from all public or private road rights-of-way.
- f. **Fuel Storage.** No fuel tanks or other similar storage receptacles may be exposed to view. Any such receptacles may be installed only in an accessory building with a screened area, or buried underground.
- g. **Recreation Equipment.** All recreation equipment, including, but not limited to, swings, picnic tables, grills, sand boxes, playpens and toys shall be located to the rear of the residence and must be maintained in a neat and orderly manner.

12

TEMPORARY OR APPURTENANT STRUCTURES

No structure of temporary character, whether trailer, basement, tent, shack or barn shall be erected or placed on any lot covered by these covenants. Any building of any kind detached from the main residence must receive the prior written approval of the party of the first part or the Committee. No detached building of any kind shall be used at any time for human habitation, either temporarily or permanently.

ANIMALS

No animals or poultry of any kind other than house pets, may be kept, bred or maintained on any part of the Property. Household pets, not exceeding two (2), may be kept, provided: (i) they are not kept, bred or maintained for any commercial purpose; (ii) when outside the residence, they are restrained by a leash held by a responsible person, and not simply tethered to an inanimate object; and (iii) they are not allowed to become a nuisance, whether by the making of noise, constituting a threat to other persons, or otherwise.

PARKING

Adequate off street parking shall be provided by the owner of each lot for the parking of the automobiles of such owner or the residents of any dwelling constructed thereon. All cars shall be parked in a driveway, carport or garage. No oversized commercial vehicles shall be allowed on any portion of the Property. Any boats, campers and utility trailers shall be placed in a garage, carport or in the rear yard.

VIOLATIONS OF COVENANTS

a. **Enforcement.** The party of the first part, the Committee or any other owner of any portion of the Property shall have the right to enforce, by any proceedings at law or in equity, all restrictions, conditions, covenants, reservations, liens or charges now or hereafter imposed pursuant to the provisions of these covenants. In addition, the party of the first part or the Committee shall have the right, but not the obligation, whenever there exists on any portion of the Property any condition which is in violation of this declaration, to summarily abate or remove same at the expense of the owner if, after 30 days prior written notice of such violation, it shall not have been corrected by the owner. Any such entry and abatement or removal shall not be deemed a trespass. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the continuing right to do so thereafter.

b. **Subordination of Lien.** The lien which may be created for the expense of abatement or removal of any condition in violation of these covenants shall be subordinate and inferior to any mortgage then or thereafter encumbering such lot.

GENERAL PROVISIONS

a. **Duration and Amendment.** The covenants and restrictions herein contained shall run with and shall be binding upon the Property for a term of twenty (20) years from the date of recordation of this document, after which time same shall be automatically extended for successive periods of ten (10) years unless an instrument signed by not less than 75% of the owners of the Property has been recorded, agreeing to change these covenants in whole or in part.

b. **Binding Effect.** The provisions of these covenants, both negative and affirmative and including, without limitation, the covenant to pay assessments, shall be binding upon and shall inure to the benefit of each lot and the owner of each lot, their heirs, successors and assigns.

c. **Severability.** Invalidation of any one or more of the provisions of these covenants by judgment or court order shall in no way affect any of the other provisions hereof, all of which shall remain in full force and effect.

d. **Headings.** Headings are inserted only for convenience of reference and are in now way to be construed as defining, limiting, extending or otherwise modifying or adding to the particular paragraphs to which they refer.

e. **Construction.** In all cases, the provisions of these covenants shall be construed together and shall be given that interpretation or construction which will best allow for strict enforcement and, if necessary, the provisions hereof shall be so extended or enlarged by implication as to make them fully effective consistent with the intent hereof.

IN WITNESS WHEREOF, the party of the first part has caused the duly authorized execution hereof, this the day and year first above written.

OAK RIDGE ACRES, LLC

BY Sammy B. Hawkins
Sammy B. Hawkins, Manager

BY Nadean A. Hawkins
Nadean A. Hawkins, Manager

NORTH CAROLINA
PERSON COUNTY

I, Hevise G. Aultman, a Notary Public of the aforesaid State and County do hereby certify that Sammy B. Hawkins & Nadean A. Hawkins, Managers of Oak Ridge Acres, LLC, personally appeared before me this date and duly acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal, this the 18th day of March, 1999.

Hevise G. Aultman
Notary Public

My Commission Expires: 12-18-2001



NORTH CAROLINA
PERSON COUNTY

FILED in PERSON County, NC
on Sep 03 1999 at 03:16:42 PM
by: AMANDA W. GARRETT
REGISTER OF DEEDS
BOOK 297 PAGE 556

ANNEXATION AND SUPPLEMENTAL DECLARATION
FOR OAK RIDGE ACRES, LLC.

THIS SUPPLEMENTAL DECLARATION, made and entered into this the 1st day of September, 1999 by and between Oak Ridge Acres, LLC, a North Carolina limited liability company, hereinafter referred to as party of the first part; and its successors entitled to any portion of those lands hereinafter described, parties of the second part;

WITNESSETH:

THAT WHEREAS, the party of the first part is the owner of a certain residential subdivision in Flat River Township, Person County, North Carolina known as Oak Ridge Acres, Phase One, and more particularly described on plat of record in Plat Cabinet 11, Hanger 57-F, Person County Registry ("the Property");

AND WHEREAS, the party of the first part has heretofore subjected the Property to protective and restrictive Covenants of record in Deed Book 293, Page 222, Person County Registry (the "Covenants");

AND WHEREAS, Section 1 of the Covenants reserves to the party of the first part the right to subject other real property to the Covenants by annexing same into Oak Ridge Acres;

AND WHEREAS, Section 1 of the Covenants further provides, in the event of such annexation, for the recordation of a supplemental declaration to the Covenants;

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and conditions hereinafter set forth, it is hereby agreed as follows:

1. **Annexation.** The following described property is hereby annexed as a part of Oak Ridge Acres and is made subject to the Covenants and all of the rights and obligations therein contained:
 - Lying and being in Flat River Township, Person County, North Carolina and being all of what is shown on that plat of survey entitled "Oak Ridge Acres, ~~Phase One~~" surveyed by Hamlett-Jennings and Associates, Neal C. Hamlett, R.L.S., dated August, 1999 and of record in Plat Cabinet 11, Hanger 77-C, Person County Registry, which plat is hereby specifically incorporated by reference herein for greater certainty of description.
2. **Supplemental Declaration.** This agreement shall constitute a supplemental declaration as same as defined and delineated in the Covenants, subjecting the above described property to all of the rights and obligations therein contained.

IN WITNESS WHEREOF, the party of the first part has caused the due execution hereof, this the day and year first above written.

OAK RIDGE ACRES, LLC

By: Sammy B. Hawkins (SEAL)
Sammy B. Hawkins, Manager

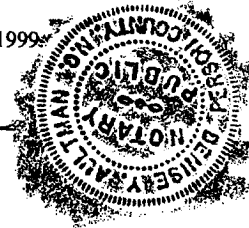
By: Nadean A. Hawkins (SEAL)
Nadean A. Hawkins, Manager

NORTH CAROLINA
PERSON COUNTY

I, Denise Y. Aultman, a Notary Public of the aforesaid State and County, do hereby certify that Sammy B. Hawkins and Nadean A. Hawkins, Managers of Oak Ridge Acres, LLC, a North Carolina Limited Liability Company, personally appeared before me this date and duly acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witness this my hand and notarial seal, this the 1st day of September, 1999.

Denise Y. Aultman
Notary Public



My Commission Expires: 12-18-2001

NORTH CAROLINA
PERSON COUNTY

(Person County, NC)
The foregoing certificate of Denise Y. Aultman, a Notary Public of the government unit designated, is acknowledged to be correct. Let this instrument and this certificate be registered. Filed for registration on the 3 day of September, 1999, at 3:16:42 o'clock Pm. and duly recorded in the Office of the Register of Deeds of Person County, North Carolina, in Book 297, Page 556.

Amanda W. Garrett
Register of Deeds
Amanda W. Garrett

NORTH CAROLINA
PERSON COUNTY

FILED in PERSON County, NC
on May 15 2000 at 03:38:44 PM
by AMANDA H. GARRETT
REGISTER OF DEEDS
BOOK 306 PAGE 271

ANNEXATION AND SUPPLEMENTAL DECLARATION
FOR OAK RIDGE ACRES, LLC.

THIS SUPPLEMENTAL DECLARATION, made and entered into this the ⁴⁴15 day of May, 2000 by and between Oak Ridge Acres, LLC, a North Carolina limited liability company, hereinafter referred to as party of the first part; and its successors entitled to any portion of those lands hereinafter described, parties of the second part;

WITNESSETH:

THAT WHEREAS, the party of the first part is the owner of a certain residential subdivision in Flat River Township, Person County, North Carolina known as Oak Ridge Acres, Phase One and Phase Two, and more particularly described on plats of record respectively in Plat Cabinet 11, Hanger 57-F and Plat Cabinet 11, Hanger 79-C & D, both of the Person County Registry ("the Property");

AND WHEREAS, the party of the first part has heretofore subjected the Property to protective and restrictive Covenants of record in Deed Book 293, Page 222, as supplemented by declaration of record in Deed Book 297, page 556, both of the Person County Registry (the "Covenants");

AND WHEREAS, Section 1 of the Covenants reserves to the party of the first part the right to subject other real property to the Covenants by annexing same into Oak Ridge Acres;

AND WHEREAS, Section 1 of the Covenants further provides, in the event of such annexation, for the recordation of a supplemental declaration to the Covenants;

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and conditions hereinafter set forth, it is hereby agreed as follows:

1. **Annexation.** The following described property is hereby annexed as a part of Oak Ridge Acres and is made subject to the Covenants and all of the rights and obligations therein contained:

Lying and being in Flat River Township, Person County, North Carolina and being all of what is shown on that plat of survey entitled "Oak Ridge Acres, Phase Three" surveyed by Hamlett-Jennings and Associates, Neal C. Hamlett, R.L.S., dated March, 2000 and of record in Plat Cabinet 12, Hanger 178, Person County Registry, which plat is hereby specifically incorporated by reference herein for greater certainty of description.

2. **Supplemental Declaration.** This agreement shall constitute a supplemental declaration as same as defined and delineated in the Covenants, subjecting the above described property to all of the rights and obligations therein contained.

IN WITNESS WHEREOF, the party of the first part has caused the due execution hereof, this the day and year first above written.

OAK RIDGE ACRES, LLC

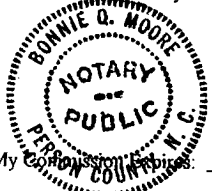
By: Sammy B. Hawkins (SEAL)
Sammy B. Hawkins, Manager

By: Nadean A. Hawkins (SEAL)
Nadean A. Hawkins, Manager

NORTH CAROLINA
PERSON COUNTY

I, Bonnie O. Moore, a Notary Public of the aforesaid State and County, do hereby certify that Sammy B. Hawkins and Nadean A. Hawkins, Managers of Oak Ridge Acres, LLC, a North Carolina Limited Liability Company, personally appeared before me this date and duly acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witness this my hand and notarial seal, this the 15 day of May, 2000.



Bonnie O. Moore
Notary Public

My Commission Expires: 2-15-2001

NORTH CAROLINA
PERSON COUNTY

The foregoing certificate of Bonnie O. Moore (Person Co. NC), a Notary Public of the government unit designated, is acknowledged to be correct. Let this instrument and this certificate be registered. Filed for registration on the 15 day of May, 2000, at 3:38:40 o'clock P.m. and duly recorded in the Office of the Register of Deeds of Person County, North Carolina, in Book 306, Page 271.

AMANDA W. GARRETT
Amanda W. Garrett
Register of Deeds
Amanda W. Garrett

ANNEXATION AND SUPPLEMENTAL DECLARATION
FOR OAK RIDGE ACRES

THIS SUPPLEMENTAL DECLARATION, made and entered into this the 16 day of May, 2001 by and between Oak Ridge Acres, LLC, a North Carolina limited liability company, hereinafter referred to as party of the first part; and its successors entitled to any portion of those lands hereinafter described, parties of the second part;

WITNESSETH:

THAT WHEREAS, the party of the first part is the owner of a certain residential subdivision in Flat River Township, Person County, North Carolina known as Oak Ridge Acres, Phase One, Phase Two and Phase Three, and more particularly described on plats of record respectively in Plat Cabinet 11, Hanger 57-F, Plat Cabinet 11, Hanger 79-C & D and Plat Cabinet 12, Hanger 78, all of the Person County Registry ("the Property");

AND WHEREAS, the party of the first part has heretofore subjected the Property to protective and restrictive Covenants of record in Deed Book 293, Page 222, as supplemented by declarations of record in Deed Book 297, Page 556 and Deed Book 306, Page 271, all of the Person County Registry (the "Covenants");

AND WHEREAS, Section 1 of the Covenants reserves to the party of the first part the right to subject other real property to the Covenants by annexing same into Oak Ridge Acres;

AND WHEREAS, Section 1 of the Covenants further provides, in the event of such annexation, for the recordation of a supplemental declaration to the Covenants;

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and conditions hereinafter set forth, it is hereby agreed as follows:

1. **Annexation.** The following described property is hereby annexed as a part of Oak Ridge Acres and is made subject to the Covenants and all of the rights and obligations therein contained:

Being all of what is shown as Lots 42 through 72, inclusive, on that plat of survey entitled "OAK RIDGE ACRES, PHASE 4", surveyed by Jim Morrow, PLS, dated May 9, 2001 and of record in Plat Cabinet 12, Hanger 503 & 504, Person County Registry, which plat is hereby specifically incorporated by reference herein for greater certainty of description.

Also hereby conveyed, as appurtenant to and running with the above described property is a mutual and nonexclusive right of easement for purposes of ingress and egress to and from Secondary Road 1141 over those certain development roads shown on the above referenced plat of survey and those shown on plat of Oak Ridge Acres, Phase Two of record in Plat Cabinet 11, Hangers 79-C&D, and Oak Ridge Acres, Phase One, of record in Plat Cabinet 11, Hanger 57-F, all of the Person County Registry.

2. **Supplemental Declaration.** This agreement shall constitute a supplemental declaration as same as defined and delineated in the Covenants, subjecting the above described property to all of the rights and obligations therein contained.

IN WITNESS WHEREOF, the party of the first part has caused the due execution hereof, this the day and year first above written.

OAK RIDGE ACRES, LLC

By: Sammy B. Hawkins (SEAL)
Sammy B. Hawkins, Manager

By: Nadean A. Hawkins (SEAL)
Nadean A. Hawkins, Manager

NORTH CAROLINA
PERSON COUNTY

I, Denise Y. Aultman, a Notary Public of the aforesaid State and County, do hereby certify that Sammy B. Hawkins and Nadean A. Hawkins, Managers of Oak Ridge Acres, LLC, a North Carolina Limited Liability Company, personally appeared before me this date and duly acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witness this my hand and notarial seal, this the 16th day of May, 2001.

Denise Y. Aultman
Notary Public



My Commission Expires: 12-18-2001

NORTH CAROLINA
PERSON COUNTY

The foregoing certificate of Denise Y. Aultman (Person County, NC) a Notary Public of the government unit designated, is acknowledged to be correct. Let this instrument and this certificate be registered. Filed for registration on the 30 day of May, 2001, at 8:57:37 clock A.m. and duly recorded in the Office of the Register of Deeds of Person County, North Carolina, in Book 329, Page 19.

Amanda W. Garrett
Register of Deeds
Amanda W. Garrett

FILED in PERSON County, NC
on Aug 30 2002 at 08:54:40 AM
by: AMANDA H. GARRETT
REGISTER OF DEEDS
BOOK 300 PAGE 342

ANNEXATION AND SUPPLEMENTAL DECLARATION
FOR OAK RIDGE ACRES

INSTRUMENT PREPARED BY: ALAN S. HICKS
ATTORNEY AT LAW

NORTH CAROLINA
PERSON COUNTY

THIS SUPPLEMENTAL DECLARATION, made and entered into this the 21st day of August, 2002 by and between Oak Ridge Acres, LLC, a North Carolina limited liability company, hereinafter referred to as party of the first part; and its successors entitled to any portion of those lands hereinafter described, parties of the second part;

WITNESSETH:

THAT WHEREAS, the party of the first part is the owner of a certain residential subdivision in Flat River Township, Person County, North Carolina known as Oak Ridge Acres, Phase One, Phase Two, Phase Three and Phase 4, and more particularly described on plats of record respectively in Plat Cabinet 11, Hanger 57-F, Plat Cabinet 11, Hanger 79-C & D, Plat Cabinet 12, Hanger 78 and Plat Cabinet 12, Hangers 503 and 504, all of the Person County Registry ("the Property");

AND WHEREAS, the party of the first part has heretofore subjected the Property to protective and restrictive Covenants of record in Deed Book 293, Page 222, as supplemented by declarations of record in Deed Book 297, Page 556, Deed Book 306, Page 271 and Book 329, Page 19, all of the Person County Registry (the "Covenants");

AND WHEREAS, Section 1 of the Covenants reserves to the party of the first part the right to subject other real property to the Covenants by annexing same into Oak Ridge Acres;

AND WHEREAS, Section 1 of the Covenants further provides, in the event of such annexation, for the recordation of a supplemental declaration to the Covenants;

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and conditions hereinafter set forth, it is hereby agreed as follows:

1. Annexation. The following described property is hereby annexed as a part of Oak Ridge Acres and is made subject to the Covenants and all of the rights and obligations therein contained:

Being all of what is shown as Lots 73 through 112, inclusive, on that plat of survey entitled "OAK RIDGE ACRES, PHASE 5", surveyed by Jim Morrow, PLS, dated July 31, 2002 and of record in Plat Cabinet 13 Hanger 67, Person County Registry, which plat is hereby specifically incorporated by reference herein for greater certainty of description.

Also hereby conveyed, as appurtenant to and running with the above described property is a mutual and nonexclusive right of easement for purposes of ingress and egress to and from Secondary Road 1141 over those certain development roads shown on the above referenced plat of survey and those shown on plat of Oak Ridge Acres, Phase 4, of record in Plat Cabinet 12, Hangers 503 and 504, Oak Ridge Acres Phase Two of record in Plat Cabinet 11, Hangers 79-C&D, and Oak Ridge Acres, Phase One, of record in Plat Cabinet 11, Hanger 57-F, all of the Person County Registry.

- 2. **Supplemental Declaration.** This agreement shall constitute a supplemental declaration as same as defined and delineated in the Covenants, subjecting the above described property to all of the rights and obligations therein contained.

IN WITNESS WHEREOF, the party of the first part has caused the due execution hereof, this the day and year first above written.

OAK RIDGE ACRES, LLC

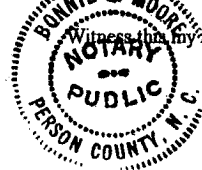
By: Sammy B. Hawkins (SEAL)
Sammy B. Hawkins, Manager

By: Nadean A. Hawkins (SEAL)
Nadean A. Hawkins, Manager

NORTH CAROLINA
PERSON COUNTY

I, Bonnie O. Moore, a Notary Public of the aforesaid State and County, do hereby certify that Sammy B. Hawkins and Nadean A. Hawkins, Managers of Oak Ridge Acres, LLC, a North Carolina Limited Liability Company, personally appeared before me this date and duly acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal, this the 21st day of August, 2002.



Bonnie O. Moore
Notary Public

My Commission Expires: 2-15-2006

NORTH CAROLINA
PERSON COUNTY

(Person County, NC)

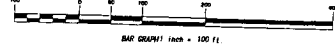
The foregoing certificate of Bonnie O. Moore, a Notary Public of the government unit designated, is acknowledged to be correct. Let this instrument and this certificate be registered. Filed for registration on the 30 day of August, 2002, at 9:54:40 o'clock A m. and duly recorded in the Office of the Register of Deeds of Person County, North Carolina, in Book 390, Page 342.

Amanda W. Garrett
Register of Deeds
Amanda W. Garrett

Oak Ridge Acres, LLC Supplemental Declaration to Restrictive Covenants

PLAT OF SURVEY
OAK RIDGE ACRES
 PHASE ONE

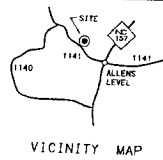
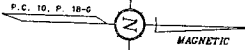
FLAT RIVER TWP., PERSON COUNTY, N.C.
 FEBRUARY 1999, HAMLETT-JENNINGS & ASSOCIATES
 212 S. LAMAR STREET, ROXBORO, N.C. 27573
 NEAL C. HAMLETT L-2465



OWNER: SAMMY B. HAWKINS

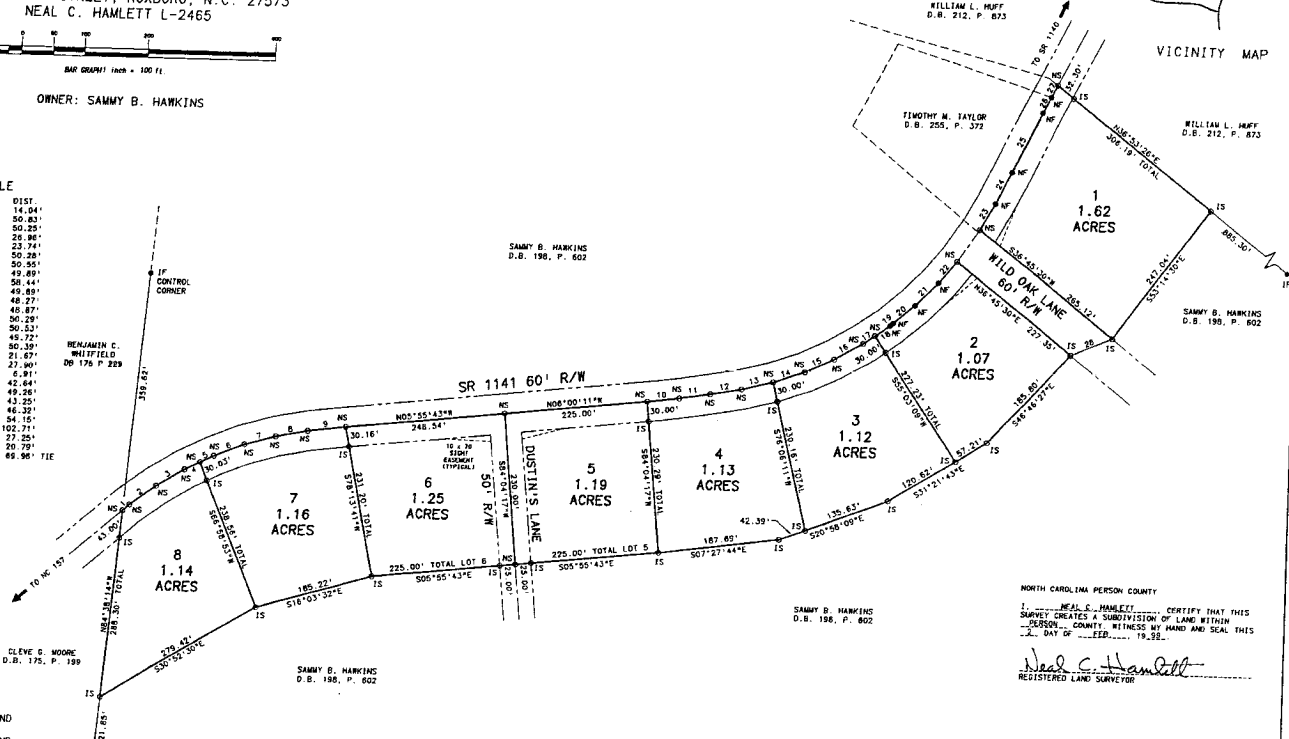
PLAT CAB 11 57-F
 FILED IN PERSON COUNTY REGISTER OF DEEDS ON THE
 22ND DAY OF JANUARY, 1999 @ 2:55:10 CLOCK P.M.

 REGISTER OF DEEDS



DATA TABLE

LEG	BEARING	DIST.
1	N40°23'28"W	14.04'
2	N53°29'28"W	50.83'
3	N30°46'18"W	50.25'
4	N25°29'50"W	28.86'
5	N25°29'50"W	23.74'
6	N21°07'53"W	50.28'
7	N15°27'43"W	50.25'
8	N10°36'25"W	49.89'
9	N05°53'19"W	58.44'
10	N00°56'41"W	49.89'
11	N00°30'30"W	48.27'
12	N10°05'55"W	48.87'
13	N13°53'54"W	48.27'
14	N18°50'36"W	50.25'
15	N24°39'19"W	45.72'
16	N28°26'03"W	50.25'
17	N34°16'50"W	21.67'
18	N34°16'50"W	22.86'
19	N39°07'19"W	6.91'
20	N39°18'51"W	42.64'
21	N44°44'01"W	45.26'
22	N50°08'44"W	43.25'
23	N56°45'45"W	48.27'
24	N63°02'29"W	54.15'
25	N63°06'50"W	101.75'
26	N68°14'32"W	27.25'
27	N62°14'12"W	26.79'
28	S22°18'00"E	60.96' TIE



LEGEND
 NF • NAIL FOUND
 NS ○ NAIL SET
 IF • IRON FOUND
 IS ○ IRON SET
 MP ○ MATHEMATICAL POINT

UNLESS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT, NOT FOR RECORDATION, SALES OR CONVEYANCES.

HAMLETT-JENNINGS & ASSOCIATES, P.A.
 REGISTERED LAND SURVEYORS
 212 S. LAMAR STREET - PO BOX 1266
 ROXBORO, NORTH CAROLINA 27573
 (336) 599-8742

STATE OF NORTH CAROLINA
 COUNTY OF PERSON
 I, Neal C. Hamlett, REVIEW OFFICER
 OF PERSON COUNTY, CERTIFY THAT THE MAP
 OR PLAT TO WHICH THIS CERTIFICATE IS
 AFFIXED MEETS ALL STATUTORY REQUIREMENTS
 FOR RECORDING.

 REVIEW OFFICER
 DATE 2/11/99

I, THE UNDERSIGNED, CERTIFY THAT I AM THE OWNER(S)
 OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH HAS
 CONVEYED TO ME (US) BY DEED, RECORDED IN THE PERSON
 COUNTY REGISTER OF DEEDS OFFICE, IN BOOK _____ PAGE _____
 AND THAT I HEREBY ADMIT THIS PLAN OF SUBDIVISION
 BEING MY (OUR) FREE CONSENT. ESTABLISH THE MINIMUM
 BUILDING LINES, AND DESIGNATE ALL ALLEYS, EASEMENTS,
 PARKS, OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED
 ON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF
 PERSON COUNTY, NORTH CAROLINA.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS DEPICTED
 HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO THE
 PERSON COUNTY SUBDIVISION REGULATIONS.

 PLANNING AND ZONING ADMINISTRATOR

NORTH CAROLINA PERSON COUNTY
 I, Neal C. Hamlett, CERTIFY THAT THIS
 SURVEY CREATES A SUBDIVISION OF LAND WITHIN
 PERSON COUNTY, WITNESS MY HAND AND SEAL THIS
 22ND DAY OF JAN, 1999.

 REGISTERED LAND SURVEYOR

I, Neal C. Hamlett, CERTIFY THAT THIS
 PLAT WAS DRAWN UNDER MY SUPERVISION FROM
 AN ACTUAL SURVEY MADE UNDER MY SUPERVISION
 (DEED DESCRIPTION RECORDED IN BOOK _____
 PAGE _____, ETC.) (OTHER); THAT THE BOUNDARIES
 NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN
 FROM INFORMATION FURNISHED IN BOOK _____ PAGE _____
 THAT THE RATIO OF PRECISION AS CAL-
 CULATED IS 1:10,000. THAT THIS PLAT WAS
 PREPARED IN ACCORDANCE WITH G.S. 42-30 AS
 AMENDED; WITNESS MY ORIGINAL SIGNATURE,
 REGISTRATION NUMBER AND SEAL THIS 22ND DAY
 OF _____ A.D., 1999.

 SURVEYOR
 REGISTRATION NUMBER 1-2465



Plat Cab 11 57-F

PLAT OF SURVEY
OAK RIDGE ACRES
 PHASE TWO

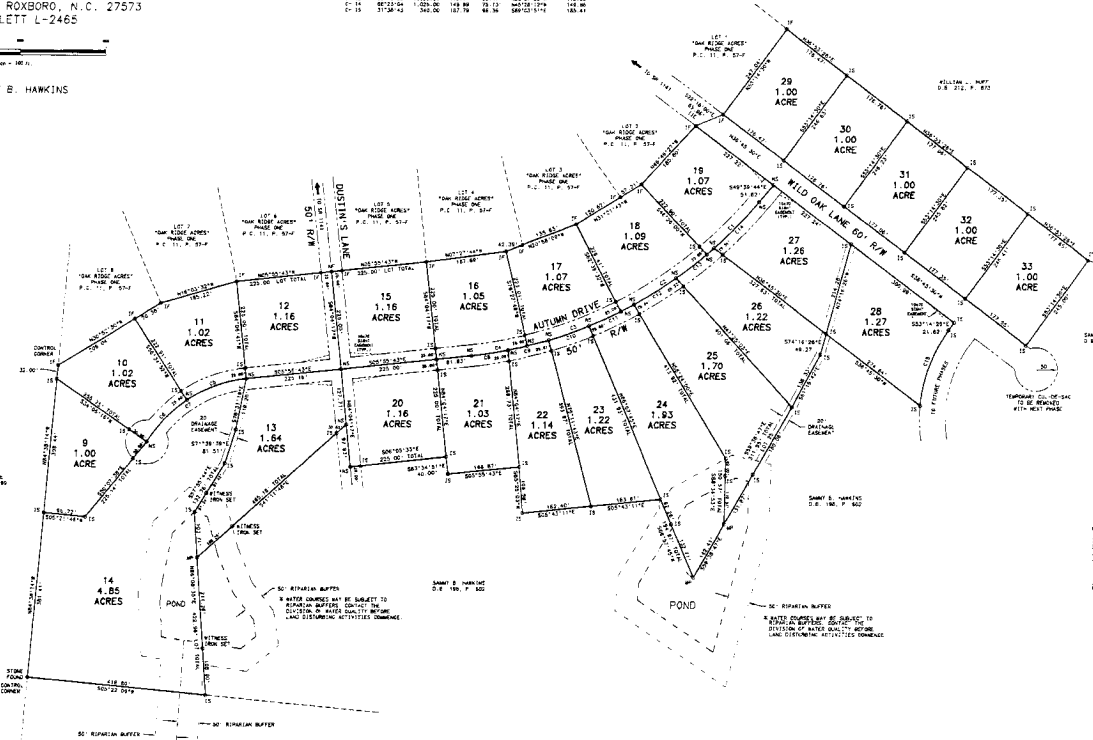
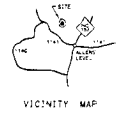
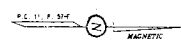
FLAT RIVER TWP., PERSON COUNTY, N.C.
 AUGUST 1999, HAMLETT-JENNINGS & ASSOCIATES
 212 S. LAMAR STREET, ROXBORO, N.C. 27573
 NEAL C. HAMLETT L-246S



OWNER: SAMMY B. HAWKINS

CURVE DATA TABLE

NO.	DELTA	ADIUS	ARC	TAN	CHORD	CHORD BEC
1	17.10	100.00	17.10	0.30	33.99	33.99
2	17.10	100.00	17.10	0.30	33.99	33.99
3	17.10	100.00	17.10	0.30	33.99	33.99
4	17.10	100.00	17.10	0.30	33.99	33.99
5	17.10	100.00	17.10	0.30	33.99	33.99
6	17.10	100.00	17.10	0.30	33.99	33.99
7	17.10	100.00	17.10	0.30	33.99	33.99
8	17.10	100.00	17.10	0.30	33.99	33.99
9	17.10	100.00	17.10	0.30	33.99	33.99
10	17.10	100.00	17.10	0.30	33.99	33.99
11	17.10	100.00	17.10	0.30	33.99	33.99
12	17.10	100.00	17.10	0.30	33.99	33.99
13	17.10	100.00	17.10	0.30	33.99	33.99
14	17.10	100.00	17.10	0.30	33.99	33.99
15	17.10	100.00	17.10	0.30	33.99	33.99



DEPT. OF REVENUE, NORTH CAROLINA
 STATE OF NORTH CAROLINA
 DEPT. OF REVENUE, DIVISION OF REVENUE
 RECEIVED FOR REGISTRATION OF THIS PLAT
 08/11/99
 REGISTERED AND SURVEYED
 08/11/99

NORTH CAROLINA PERSON COUNTY
 DEPT. OF REVENUE, DIVISION OF REVENUE
 RECEIVED FOR REGISTRATION OF THIS PLAT
 08/11/99
 REGISTERED AND SURVEYED
 08/11/99

DEPT. OF REVENUE, NORTH CAROLINA
 STATE OF NORTH CAROLINA
 DEPT. OF REVENUE, DIVISION OF REVENUE
 RECEIVED FOR REGISTRATION OF THIS PLAT
 08/11/99
 REGISTERED AND SURVEYED
 08/11/99

LEGEND
 AD = WALL FOUND
 ND = NAIL SET
 ID = IRON FOUND
 SD = IRON SET
 MD = MATHEMATICAL POINT

UNLESS SHOWN, MEASUREMENTS MADE AND DATED THIS IS A PRELIMINARY PLAT. NOT FOR REGISTRATION. SHALT ON CONVEYANCES.

HAMLETT-JENNINGS & ASSOCIATES, P.A.
 PROFESSIONAL LAND SURVEYORS
 212 S. LAMAR STREET, ROXBORO, N.C. 27573
 (919) 584-8742

DEPT. OF REVENUE, NORTH CAROLINA
 STATE OF NORTH CAROLINA
 DEPT. OF REVENUE, DIVISION OF REVENUE
 RECEIVED FOR REGISTRATION OF THIS PLAT
 08/11/99
 REGISTERED AND SURVEYED
 08/11/99

PLAT "CAB" 11, MANAGER 79 C.D
 FILED IN PERSON COUNTY REGISTERED DEEDS ON THE
 11TH DAY OF AUGUST 1999. WITNESSED AND
 REGISTERED BY DEEDS

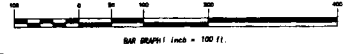
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT IS
 CORRECTLY PREPARED AND ACCORDING TO THE
 REQUIREMENTS OF THE PERSON COUNTY REGISTERED DEEDS
 ACT AND THE PERSON COUNTY REGISTERED DEEDS
 ACT. WITNESSED AND REGISTERED BY DEEDS
 08/11/99



Plat Cab 11 79 C.D

NO.	DELTA	RADIUS	ARC	TAN	CHD. BRG.	CHORD
C-1	29°13'15"	310.00	158.10	80.81'	N89°27'40"E	156.39
C-2	28°20'17"	310.00	153.32	78.26'	N40°40'54"E	151.77
C-3	21°08'36"	310.00	114.40	57.86'	N15°28'27"E	113.75
C-4	84°07'28"	310.00	22.31	11.16'	S07°25'02"W	22.31
C-5	74°34'42"	310.00	463.51	236.06'	S46°46'58"W	375.82

PLAT OF SURVEY
OAK RIDGE ACRES
 PHASE THREE
 FLAT RIVER TWP., PERSON COUNTY, N.C.
 MARCH 2000, HAMLETT-JENNINGS & ASSOCIATES
 212 S. LAMAR STREET, ROXBORO, N.C. 27573
 NEAL C. HAMLETT L-2465



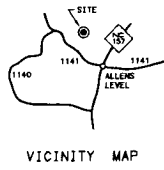
OWNER: SAMMY B. HAWKINS

PLAT CAB 12, HANGER 28
 FILED IN PERSON COUNTY REGISTER OF DEEDS ON THE
21 DAY OF MARCH, 2000 @ 3:30 O'CLOCK P.M.
Sammy B. Hawkins
 REGISTER OF DEEDS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS
 DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL
 PURSUANT TO THE PERSON CO. SUBDIVISION REGULATIONS.
Paul M. Mundy 6-22-2000 DATE
 PLANNING AND ZONING
 ADMINISTRATOR

NORTH CAROLINA PERSON COUNTY
 I, NEAL C. HAMLETT, CERTIFY THAT THIS
 SURVEY CREATES A SUBDIVISION OF LAND WITHIN
 PERSON COUNTY, WITNESS MY HAND AND SEAL THIS
21 DAY OF MARCH, 2000.
Neal C. Hamlett
 PROFESSIONAL LAND SURVEYOR

I, NEAL C. HAMLETT, CERTIFY THAT THIS
 PLAT WAS DRAWN UNDER MY SUPERVISION FROM
 AN ACTUAL SURVEY MADE UNDER MY SUPERVISION
 (DEED DESCRIPTION RECORDED IN BOOK
 PAGE , ETC. (OTHER); THAT THE BOUNDARIES
 NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN
 FROM INFORMATION FOUND IN BOOK PAGE
 THAT THE RATIO OF PRECISION AS CAL-
 CULATED IS 1:10,000. THAT THIS PLAT WAS
 PREPARED IN ACCORDANCE WITH G.S. 47-30 AS
 AMENDED, WITNESS BY ORIGINAL SIGNATURE,
 REGISTRATION NUMBER AND SEAL THIS 21 DAY
 OF MARCH, A.D., 2000.
 SURVEYOR *Neal C. Hamlett*
 REGISTRATION NUMBER L-2465

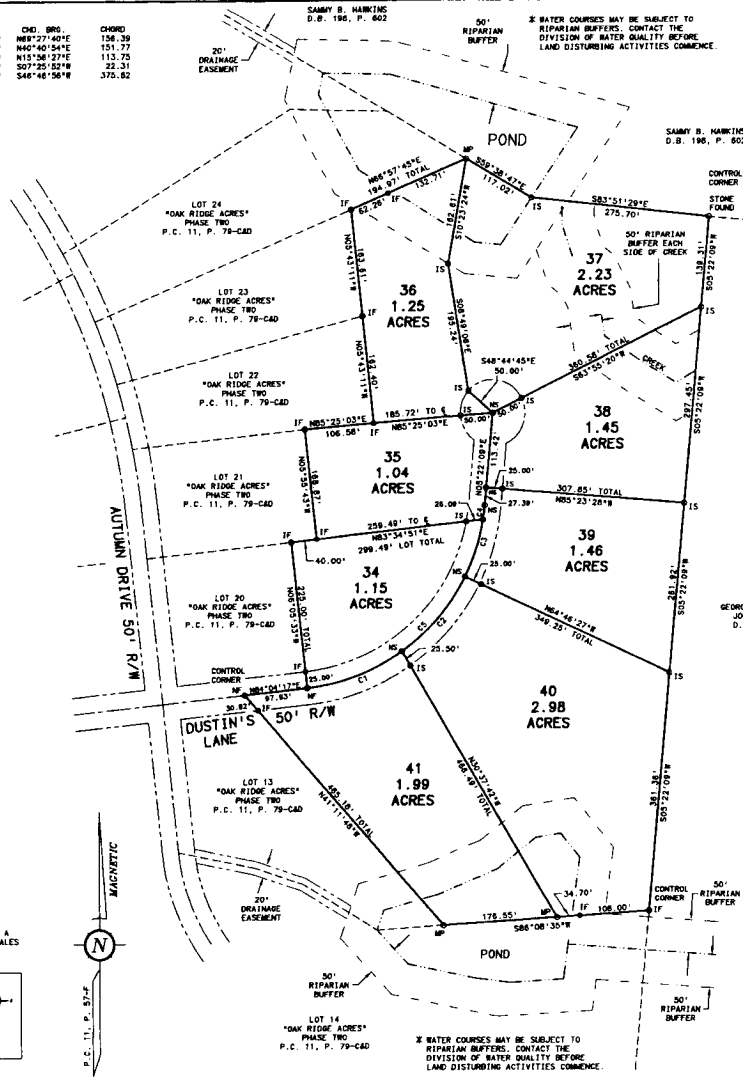


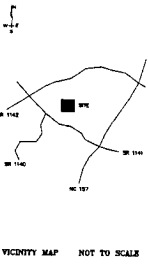
STATE OF NORTH CAROLINA
 COUNTY OF PERSON
 I, Paul Mundy, REVIEW OFFICER
 OF PERSON COUNTY, CERTIFY THAT THE MAP
 OR PLAT TO WHICH THIS CERTIFICATE IS
 AFFIXED MEETS ALL STATUTORY REQUIREMENTS
 FOR RECORDING.
Paul Mundy 6-27-2000
 REVIEW OFFICER DATE

- LEGEND
 NF = NAIL FOUND
 NS = NAIL SET
 IF = IRON FOUND
 IS = IRON SET
 MP = MATHEMATICAL
 POINT

UNLESS SIGNED, SEALED AND DATED, THIS IS A
 PRELIMINARY PLAT, NOT FOR RECORDATION, SALES
 OR CONVEYANCES.

**HAMLETT-JENNINGS
 & ASSOCIATES, P.A.**
 PROFESSIONAL LAND SURVEYORS
 212 S. LAMAR STREET - PO BOX 1266
 ROXBORO, NORTH CAROLINA 27573
 (336) 599-8742





Plat in Person County Register of Deeds in the 3rd
 day of DECEMBER 1994, Volume 12, Page 27
 Approved by Deed

PLAT CAN BE LOCATED IN THE REGISTER OF DEEDS
 IN PERSON COUNTY REGISTER OF DEEDS IN THE 3rd
 day of DECEMBER 1994, Volume 12, Page 27
 Approved by Deed



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

JIM MORROW,
 PROFESSIONAL LAND SURVEYOR L-3250
 116 SOUTH LAMAR STREET
 ROXBORO, NC 27573
 OFFICE: (336) 599-7676
 FAX: (336) 599-7685

SUBDIVISION SURVEY FOR:
OAK RIDGE ACRES
 PHASE 4
 TAX MAP A-40 LOT 27
 FLAT RIVER TOWNSHIP
 PERSON COUNTY, NORTH CAROLINA
 OWNER: SAMMY B. HAWKINS
 5/09/2001

PROJECT NO. 1188A
 DRAWN BY: JLM
 DATE: 5/09/2001

NOTICE TO CONTRACTORS:
 THE SURVEYOR'S RESPONSIBILITY IS TO PROVIDE AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREIN. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER SOURCE. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE SURVEY WORK DESCRIBED HEREIN. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER SOURCE. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE SURVEY WORK DESCRIBED HEREIN.

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LEGEND

- Existing Iron Pin
- Iron Pin Set
- Mathematical Point
- Concrete Monument
- ⊕ Power Pole
- ⊕ Existing Well
- ⊕ Water Meter

