

FORSYTH CO, NC 282 FEE: \$ 17.00
Non-standard doc fee 25.00
PRESENTED & RECORDED: 11/14/2002 2:32PM
DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE
BK 2296 P 5583 - P 5584

FIRST AMENDMENT
to the
AMENDMENT AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS
of
SALEM SPRINGS SUBDIVISION **NON-STANDARD**
DOCUMENT

Return to: House Box 162

THIS FIRST AMENDMENT to the Amended and Restated Declaration of Covenants, Conditions & Restrictions of Salem Springs Subdivision is made and entered into this the 18th day of October 2002 by and between Platinum Construction Corporation and the Prospective Purchasers of lots in the Salem Springs Subdivision.

The Declaration is amended as follows: A new Article 19 is added to read as follows:

ARTICLE 19
MISCELLANEOUS

- A. Annexation of additional real property, dedication of Common Area and amendment of this Declaration requires HUD/VA prior approval as long as there is outstanding any Class B Membership.
- B. Failure to pay assessments shall not constitute a default under an insured mortgage.
- C. Any Common Area of the Subdivision may not be mortgaged or conveyed without the consent of at least sixty-seven (67%) percent of the Lot Owners excluding the Developer.

IN WITNESS WHEREOF, this instrument has been amended as of the date and year first above written.

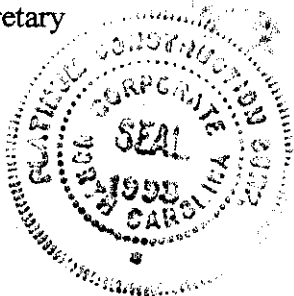
PLATINUM CONSTRUCTION CORPORATION

By: *Rick Stanley*
Rick Stanley, President

ATTEST:

By: *Dyba Dickie*
Secretary

[CORPORATE SEAL]



STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

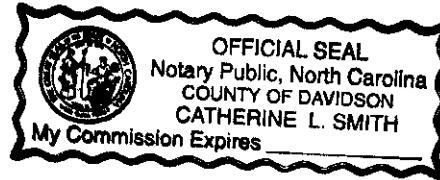
I, Catherine L. Smith, Notary Public of the County and State aforesaid certify that Angela Adkins personally appeared before me this day and acknowledged that he/she is the Secretary of Platinum Construction Corporation, a North Carolina corporation and that by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by Rick Stanley, its President, sealed with its Corporate Seal and attested by Angela Adkins as its Secretary.

WITNESS my hand and official seal, this the 25th day of October 2002.

Catherine L. Smith

NOTARY PUBLIC

My Commission Expires: 9/29/2004



SEAL:

C:\DATA\AMEND-RC.SSH/mc

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Catherine L. Smith

NP(s)

is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds by: [Signature] Deputy/Asst

FORSYTH CO., NC 216 FEE: \$ 77.00
PRESENTED & RECORDED: 09/25/2002 2:48PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HOODVA
BK2283 P1370 - P1391



Mail to: Don R. House Box 162
House & Tippet, PLLC
3325 Healy Drive
Winston-Salem, NC 27103

AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS
Salem Springs Subdivision

THIS DECLARATION, made and entered into this the 26th day of August 2002 by and between Platinum Construction Corporation, party of the first part (hereinafter referred to as "Developer"); and PROSPECTIVE PURCHASERS of lots in Salem Springs Subdivision, parties of the second part (herein referred to as "Owners");

WITNESSETH

WHEREAS, Developer is the owner of all of that tract of real property located in Winston-Salem Township, Forsyth County, North Carolina, and being more particularly shown and described in that deed to Developer recorded in Book 2082 at Page 220; Book 2082 at Page 209; Book 2082 at Page 214 and Book 2082 at Page 217, Forsyth County Registry and on that certain map or plat entitled Salem Springs, recorded in Plat Book _____, Page _____ Forsyth County Registry and the same being incorporated herein by reference; and

WHEREAS, Developer filed a Declaration of Covenants, Conditions & Restrictions dated September

24, 2001 in Book 2202 at Page 4106 in the Forsyth County Register of Deeds. The recorded Declaration contained a number of errors including the reference to the Plat Book and Page and the Developer now desires to enter into and record these Amended and Restated Declaration of Covenants, Conditions & Restrictions for Salem Springs Subdivision and which shall be an amendment and restatement of the original recorded Declaration.

WHEREAS, Developer proposes to sell and convey certain lots shown on the aforesaid plat to be used for residential purposes and to develop said lots, and additional property within the Development Area which may be acquired by Developer, into a well planned community; and,

WHEREAS, Developer, prior to selling and conveying the aforesaid residential lots, desires to impose upon such lots certain mutual and beneficial restrictions, covenants and conditions and charges (hereinafter collectively referred to as "Restrictions") for the benefit and complement of all of the residential lots in the Subdivision in order to promote the best interests and protect the investments of Developer and Owners;

NOW, THEREFORE, Developer hereby declares that all numbered lots shown on the aforesaid plat entitled Salem Springs Subdivision; said plat recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, and any additional property within the Development Area as may by subsequent amendment be added to and subjected to this Declaration, are held and shall be held, conveyed, encumbered, leased, rented, used, occupied and improved subject to this Declaration and to the following Restrictions. This Declaration and the Restrictions shall run with the land and shall be binding on all parties having or acquiring any right, title or interest in and to the real property or any part or parts thereof subject to this Declaration.

ARTICLE 1

DEFINITIONS As used herein,

- A. "Articles" means the Articles of Incorporation of Salem Springs Homeowners Association Inc.
- B. "Corporation" means Salem Springs Homeowners Association Inc., a North Carolina non-profit corporation. The "Board of Directors" or "Board" shall be the elected body governing the Corporation and managing the affairs of the Corporation.
- C. "By-laws" means the Bylaws of Salem Springs Homeowners Association Inc.
- D. "Common Use Areas" means all real and personal property, together with those areas within dedicated portions of the Subdivision, which may be deeded to or acquired by the Corporation for the common enjoyment of the Members of the Corporation.
- E. "Common Expenses" means and includes actual and estimated expenses of maintaining and operating the Common Area and operating the Corporation for general purposes, including any reasonable reserve, all as may be found to be necessary and appropriate by the Board of Directors pursuant to this Declaration, the Bylaws and the Articles of Incorporation of the Corporation.
- F. "Dedication" means the act of committing a portion of the Development Area or the Subdivision to the purposes of this Declaration.
- G. "Developer" means Platinum Construction Corporation, its assigns or any legal entity acquiring ownership of portions of the Development Area heretofore not dedicated with the intent and for the purpose of further development.
- H. "Development Area" shall mean that property described by deed recorded in Book 2082, Page 220; Book 2082, Page 209; Book 2082, Page 214 and Book 2082, Page 217 in the Office of the Register of Deeds of Forsyth County, North Carolina.

- I. "Lot" means a separately numbered tract of land lying within the Subdivision or other dedicated portion of the Development Area and which, according to the plat of that portion recorded at the dedication thereof, may be conveyed by the Developer and owned in fee by the Grantee thereof, and held for such uses as are consistent with this Declaration and the tract of land shall become a "Lot" as that word is used herein until the area on which the same is located is "dedicated". The Owner of all of a numbered Lot may combine such numbered Lot, part or parts of another such numbered Lot and the aggregate shall be considered as one Lot for the purpose of these Restrictions.
- J. "Subdivision" means the Salem Springs Subdivision subject to this Declaration.

ARTICLE 2

APPLICABILITY

These Restrictions shall apply to all subdivided numbered Lots shown on the aforesaid plat or map, and additional plats or maps of subdivisions of the Development Area, (hereafter referred to as "Lot" or "Lots"), which Lots are for residential purposes only. These Restrictions shall not be applicable to any unnumbered lands or lands designated on the plat as "Reserved" or other lands of Developer, and Developer is withholding these parcels from these Restrictions pursuant to its general scheme of development, the absence of Restrictions thereupon being intended to allow Developer maximum flexibility in the determination of the development of such parcels.

ARTICLE 3

HOMEOWNERS ASSOCIATION

- A. A corporation named Salem Springs Homeowners Association Inc. has been or will be formed pursuant to the rules and requirements of the Nonprofit Corporation Act (Chapter 55A) of the General Statutes of NC as an association of the Owners of Lots. Its purposes are to own, manage, maintain, and operate the Common Use Areas and facilities located upon the Common Use Areas; to enforce the restrictions contained herein; and to make and enforce rules and regulations governing the Owners' use and occupation of Lots.

- B. Each Owner of each Lot within the Subdivision shall be a Member of the Corporation. The Declarant, by this Declaration, and the Owners of individual Lots by their acceptance of individual deeds thereto, covenant and agree with respect to the Corporation:
1. That for so long as each is an Owner of a Lot within the Subdivision, each will perform all acts necessary to remain in good and current standing as a Member of the Corporation; and
 2. That each will be subject to the rules and regulations of the Corporation with regard to ownership of a Lot.
- C. Each Membership in the Corporation shall relate to and have a unity of interest with an individual Lot, which may not be separated from ownership of said Lot.
- D. The Corporation shall have two classes of voting Members being (i) Class A Members which shall be all the Owners other than Developer; and (ii) Class B Members which shall be the Developer, its successors and assigns. Class B Membership shall cease and be converted to Class A Membership upon the first to occur of the following events:
1. Written notice by the Developer, its successors or assigns to the Secretary of the Corporation that the Class B Membership of the Developer is to be converted to Class A Membership; or
 2. At 5:00 p.m. on December 31, 2007; or
 3. Upon the date when seventy-five (75%) percent of the Lots in the Subdivision have been conveyed to Owners other than the Developer, its successors or assigns.

Class A Members shall be entitled to one vote for each Lot owned. Class B Members shall be entitled to three votes for each Lot owned (whether or not it is under contract). No cumulative voting shall be permitted. Only those Members who are in good standing with the Corporation may vote.

ARTICLE 4

MANAGEMENT AND ADMINISTRATION

The Common Expenses of the Subdivision include:

- A. All amounts expended by the Corporation in operating, maintaining, administering, managing, repairing, replacing and improving the Common Use Areas of the Subdivision; all amounts expended by the Corporation in insuring the Common Use Areas in the Subdivision; all amounts expended by the Corporation in legal, engineering, or architectural fees; all similar fees which may be incurred by the Corporation from time to time in performing the functions delegated to the Corporation by these Restrictions; and all amounts expended in any form by the Corporation in enforcing these Restrictions, the Articles or Bylaws.
- B. All amounts expended by the Corporation in carrying out any duty or discretion as may be required or allowed by these Restrictions, the Articles or the Bylaws.
- C. All amounts declared to be Common Expenses in these Restrictions.
- D. All taxes and special assessments which may be levied from time to time by any governmental authority upon the Common Use Areas in the Subdivision.
- E. All general administrative corporate expenses.

ARTICLE 5

ANNUAL GENERAL ASSESSMENT

- A. The Declarant for each Lot owned, hereby covenants and each Owner of any Lot by acceptance of a deed for same (whether or not it shall be so-expressed in such deed) is deemed to covenant and agrees to pay to the Corporation annual general assessments or charges as hereinafter provided. The annual general assessments, together with interest, costs and reasonable attorneys' fees, shall be a charge and lien on the land and, subject to the provisions of Paragraph F of this Article, shall be a continuing lien upon any Lot against which each such assessment is made. Furthermore, each such assessment, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of the Lot at the time when the assessment fell due.

The personal obligation for delinquent assessments shall not pass to a successor in title to a Lot unless expressly assumed by them but subject to the provisions of this Declaration; delinquent assessment shall continue to be a lien upon such Lot.

- B. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual general assessment shall be Two Hundred and No/100 Dollars (\$200.00) per Lot payable as determined by the Board of Directors.
1. From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual general assessment may be increased each year not more than ten percent (10%) above the assessment for the previous year without any vote of the Membership.
 2. From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual general assessment may be increased by an amount greater than ten percent (10%) of the assessment for the previous year provided the proposed increase is approved by a vote of two-thirds (2/3) of the Members who are voting in person or by a proxy at a meeting duly called for this purpose.
 3. The Board of Directors may fix the annual general assessment at an amount not in excess of the maximum.
 4. Once the annual general assessment has been set, notice of the annual general assessment shall be given to all Members. After the initial notice of the assessment, the assessment shall become due and payable as provided by the Board of Directors.
- C. Written notice of any meeting called for the purpose of taking any action authorized under Article 5 (B) shall be sent to all Members not less than thirty (30) days, nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of Members or of proxies entitled to cast fifty (50%) percent of all the votes each class of Membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding

meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

- D. The annual general assessments levied by the Corporation shall be used exclusively to improve, maintain, develop and repair the Common Use Areas, to pay the expenses of the Corporation, to pay the cost of any insurance the Corporation determines to purchase and to promote the recreation, health, safety and welfare of the Members and to pay taxes levied upon the Common Use Areas.
- E. The Corporation shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Corporation setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Corporation as to the status of assessments on a Lot is binding upon the Corporation.
- F. The lien of the annual general assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to foreclosure of a first mortgage or any proceeding in lieu therefore, shall extinguish the lien of such assessments as to payments, which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any annual general assessments thereafter becoming due or from the lien thereof.
- G. The Developer shall not pay any assessments for any Lots or other parts of the Subdivision owned by it.

ARTICLE 6

SPECIAL ASSESSMENTS

Special assessments may be levied against Lots for such reasons as are provided in these Restrictions, the Articles or the Bylaws and on such terms as determined by the Board of Directors or the Members. Either the Board of Directors or the Members may levy and impose special assessments including, but are not limited to, providing funds to pay Common Expenses which exceed the annual general assessment fund then on hand to pay same and providing a contingency fund for capital improvements

and extraordinary expenses. Furthermore, special assessments may be assessed against specific Lots. In the event the Owner of a Lot fails to comply with the provisions of Article 11 hereof, the Corporation may perform such task or remedy such matter and levy the cost of such performance against the Owner of such Lot and such Lot as a special assessment.

ARTICLE 7

LIEN FOR ASSESSMENTS

Any general or special assessment, if not paid within thirty (30) days after the date such assessment is due, together with interest at the rate of ten percent (10%) per annum, shall constitute a lien against the Lot upon which such assessment is levied. The Corporation may record notice of the same in the Office of the Register of Deeds or Clerk of Superior Court of Forsyth County or file a suit to collect such delinquent assessments and charges. The Corporation may file Notice of Lis Pendens, bring an action at law against the Owner personally obligated to pay the same and/or bring an action to foreclosure the lien against the Lot. No Owner may waive or otherwise escape liability for the assessments provided herein. Any unpaid assessment, whether general or special, levied by the Corporation in accordance with these Restrictions, the Articles or the Bylaws shall be a lien upon the Lot upon which such assessment was levied, and shall be the personal obligation of the Owner of the Lot at the time the assessment fell due.

ARTICLE 8

COMPLIANCE WITH THIS DECLARATION, THE ARTICLES AND THE BYLAWS OF THE CORPORATION

In the case of failure of a Lot Owner to comply with the terms and provisions contained in this Declaration, the Articles or the Bylaws of the Corporation, the following relief shall be available:

- A. The Corporation, an aggrieved Lot Owner or Owners within the Subdivision on behalf of the Corporation, or any Lot Owner on behalf of all the Lot Owners within the Subdivision shall have the right to bring an action and recover sums due, damages, injunctive relief, and/or such other and further relief as may be just and appropriate.
- B. The Corporation shall have the right to remedy the violation and assess the costs of

remedying it against the offending Lot Owner as a special assessment.

- C. If the violation is the nonpayment of any general or special assessment, the Corporation shall have the right to suspend the offending Owner's voting rights and the use by such Owner, his agents, employees and invitees of the Common Use Areas in the Subdivision for any period during which an assessment against the Lot remains unpaid.
- D. The remedies provided by this Article are cumulative, and are in addition to any other remedies provided by law.
- E. The failure of the Corporation or any Person to enforce any restriction contained in these Restrictions, the Articles or the Bylaws shall not be deemed to waive the right to enforce such restrictions thereafter as to the same violation or subsequent violation of similar character.

ARTICLE 9

PROPERTY RIGHTS OF LOT OWNER, CROSS EASEMENTS, AND EXCEPTIONS AND RESERVATIONS BY DECLARANT

- A. Every Owner of a Lot within the Subdivision, as appurtenance to such Lot, shall have a perpetual easement over and upon the Common Use Areas within the Subdivision for each and every purpose or use to which such Common Use Areas were intended as determined by their type, or for which such Common Use Areas generally are used. Such easements shall be appurtenant to and shall pass with the title to every Lot located within the Subdivision, whether or not specifically included in a deed thereto, subject to the following provisions:
 - 1. The Corporation shall have the right to make reasonable rules and regulations respecting the use of the Common Use Areas.
 - 2. The Corporation shall have the right to suspend the voting rights of a Lot Owner and his right to use the Common Use Areas within the Subdivision for any period during which any due assessment against such Owner's Lot remains unpaid as is provided herein, and for a period not to exceed sixty (60) days for any infraction

of its published Rules and Regulations.

3. The Corporation shall have the right to charge reasonable admission and other fees for the use of any recreation facility situated upon the Common Use Areas.
- B. The Corporation hereinafter may grant easements for utility, access and landscaping purposes for the benefit of the Subdivision and the Lots now or hereafter located thereon, over, under, along and through the Common Use Areas. Provided, however that no such grant of easement shall have a material adverse effect on the use, enjoyment or value of any Lot.
- C. Any Owner may delegate his right of enjoyment to the Common Areas and facilities to the Members of his family, his tenants, or contract purchasers who reside on the Lot.
- D. Developer shall have the right, at its election without the consent of any Owner or Owners, to bring within the coverage and operation of these Restrictions additional properties within the Development Area as may be developed in the future. The additions authorized hereby shall be made by filing of record in the Office of the Register of Deeds of Forsyth County, North Carolina, a Supplementary or Amended Declaration of Covenants, Conditions and Restrictions with respect to the additional property which shall extend the operation and effect of the covenants and restrictions of this Declaration to such additional property. The Supplementary or Amended Declaration may contain such complementary additions and modifications of the covenants and restrictions contained in this Declaration as may be necessary or appropriate in the sole judgment of the Developer to reflect the different character, if any, of the added properties and as are not inconsistent with the plan, intent and spirit of this Declaration.
- E. Easements and rights of way over and upon each Lot for drainage and the installation and maintenance of utilities and services are reserved exclusively to Developer for such purposes as Developer may deem incident and appropriate to its overall development plan, such easements and rights of way being shown or noted on the aforesaid plat or future plats of the Subdivision, which are incorporated by reference and made a part hereof for a more particular description of such easements and rights of way. The easements and right of way areas reserved by Developer on each Lot pursuant hereto shall be maintained

continuously by the Owner 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. Improvements within such areas also shall be maintained by the respective Owner except those for which a public authority or utility company is responsible.

- F. The rights of the use of utility and service easements and right of way areas as provided and defined herein for any type of cable transmission system is reserved exclusively to Developer, and no other cable transmissions service company or organization shall be permitted to service any Lot or combination of Lots except with permission of Developer.

ARTICLE 10

ARCHITECTURAL STANDARDS AND ARCHITECTURAL STANDARDS COMMITTEE

The Board of Directors shall establish an Architectural Standards Committee (herein referred to as the "Committee") which shall be composed of five (5) members. Until the Committee is appointed, the Board of Directors shall serve as the Architectural Standards Committee. The Board of Directors shall comprise three (3) of the five (5) members of the Committee. The Developer shall have the right to appoint and remove the remaining two (2) members of the Committee so long as the Developer continues to own any portion of the Development Area. At such time as the Developer no longer owns any portion of Development Area, or upon notification by the Developer to the Board of Directors that it does not desire to continue to appoint two (2) members of the Committee, all five (5) members shall be appointed or removed, at any time and without cause, by the Board of Directors.

- A. No construction, which term shall include within its definition clearing, excavation, grading and other site work, shall take place except in strict compliance with this Article, until the requirements thereof have been fully met, and until the written approval of the Committee has been obtained.
- B. The Committee shall have exclusive jurisdiction over all original construction on any Lot and later changes or additions after initial approval thereof together with any

modifications, additions or alterations subsequently to be constructed on any Lot or made to any improvements initially approved. The Committee shall prepare and, on behalf of the Board of Directors, shall promulgate architectural standard guidelines ("guidelines") and application and review procedures ("procedures").

- C. The guidelines and procedures shall be those of the Corporation and the Committee shall have the sole and full authority to prepare and to amend the guidelines and procedures. The Committee shall make the guidelines and procedures available to Owners, builders and developers who seek to engage in the development of or construction upon the Lots and who shall conduct their operations strictly in accordance therewith.
- D. The Committee shall have the absolute and exclusive right to disapprove any plans, specifications or details submitted to it in the event the same are not in accordance with any of the provisions of these Restrictions and the guidelines; if the design, color schemes or location upon the Lot or Lots of the proposed improvements are not in harmony with the general surrounds or adjacent structures; if the plans or specifications submitted are incomplete; or in the event the Committee deems the plans, specifications or detail, or any part thereof, to be contrary to the best interests, welfare or rights of all or any part of the real property subject to this Declaration or the Owners thereof.
- E. The Committee shall approve or disapprove plans, specifications and details submitted in accordance with its procedures within sixty (60) days from the receipt thereof and the decisions of the Committee shall be final and not subject to appeal or review. Provided, however, that plans, specifications and details revised in accordance with Committee recommendations may be resubmitted for determination by the Committee. In the event that the Committee fails to approve or disapprove plans, specifications and details within thirty (30) days after submission of the same to the committee, approval, for the purposes of this Article, shall be deemed to have been given by the Committee.
- F. The Committee, or its agent, shall have the right to inspect all construction to ensure that it is performed in strict accordance with the approved plans, specifications and details. Upon completion of the construction in accordance with the approved plans, specifications and details, the Committee shall issue a certificate of completion to the Owner.

- G. Nothing contained herein shall be construed to limit the right of an Owner to remodel the interior of his residence or permitted pertinent structures, or to paint the interior of the same any color desired.
- H. Neither the Developer nor the Committee nor the Board of Directors or any architecture agent thereof shall be responsible in any way for any defects in plans, specifications or details submitted, revised or approved in accordance with the provisions contained herein or in the guidelines, nor for any structural or other defect in any construction.
- I. The requirements of this Article shall not constitute a lien or encumbrance on any Lot on which construction is completed, and any subsequent purchaser thereof for value without notice thereof is in no way affected by the failure of his predecessors in title to comply with the terms hereof.
- J. The requirements of this Article shall not apply to the Developer with regard to original erection or construction of a dwelling on a Lot.

ARTICLE 11

RESTRICTIONS ON USE AND OCCUPANCY

- A. No Lot shall be used except for single-family residential purposes. No structure shall be erected, placed or permitted to remain on less than a numbered Lot other than one (1) detached, single-family residence dwelling. Any out buildings as are usually accessory to a single family residence dwelling, including a private enclosed garage with space for not more than three (3) automobiles and a second story living space which garage shall not be rented separately for remuneration, shall first be approved by the Board of Directors. Unenclosed carports, or similar storage structures, shall not be erected, placed or permitted to remain on any Lot.
- B. Any dwelling constructed on a Lot subject to these Restrictions shall contain not less than one thousand (1000) square feet of fully enclosed and heated floor area devoted to living purposes (exclusive of roofed or unroofed porches, terraces, garages, basements, and any outbuildings).

- C. No dwelling may be constructed or placed on any Lot except within the minimum building setback lines as set forth herein:
1. A minimum of twelve (12) feet and a maximum of twenty (20) feet from the Lot front line to the Build-To line. All dwellings must be located so that the forward-most line of the structure, including garages, and covered front porches and stoops; is located at the Build-To line; excluding eaves, uncovered stoops and steps.
 2. Four (4) feet from any Lot side line; and a total of fourteen (14) feet between dwellings on the adjacent Lots.
 3. Thirty (30) feet from the Lot rear line.
 4. The term "Lot front line" defines the boundary line of the Lot that is contiguous to and bounded by the named street as shown on the recorded subdivision plat. The term "Lot rear line" defines the boundary line of the Lot that is farthest from, and substantially parallel to, the line of the street on which the Lot abuts. The term "Lot side line" defines a boundary line that extends from the street on which the dwelling abuts to the rear line of the Lot. An Owner of a Lot and a portion or all of an adjoining and contiguous Lot or Lots may construct a dwelling and/or other structures permitted hereunder upon and across the dividing line of such adjoining and contiguous Lots, all such structures to comply with the minimum building setback lines from the actual boundary lines of the subject Owner's property, and thereafter such combinations of Lots or portions thereof shall be treated for all purposes under these Restrictions as a single Lot. The term "Build-To line" shall mean a line which is a minimum of twelve (12) feet and a maximum of twenty (20) feet from the Lot front line to be used as a basis for locating a dwelling on a Lot.
- D. The design, size and location of enclosures for containers for the collection and removal of garbage, trash and other like household refuse shall be subject to and shall require the approval of the Committee.
- E. The following general prohibitions and requirements shall apply and control the improvement, maintenance and use of all Lots:

1. All single-family residences built upon any Lot within the subdivision shall be built by a general contractor approved of by the Developer.
2. No mobile home, trailer, camper, tent, or temporary house, temporary garage or other temporary outbuilding shall be placed or erected on any Lot, provided, however, that the Committee may grant permission for temporary structures for storage of materials during construction. No such temporary structure as may be approved shall be used at any time as a residence.
3. Any general contractor shall take care of all improvements to the Subdivision as provided by the Developer or utility contractor including curbs and gutters, streets, underground utilities, landscaping, repair of landscape irrigation and sidewalks and repair any damage to any of those items caused by the general contractor.
4. Once construction of a dwelling or other improvements is started on any Lot, the improvements must be substantially completed in accordance with the approved plans and specifications within six (6) months from commencement. Construction on a Lot shall commence within six (6) months from the date the Lot is conveyed from Developer to Owner.
5. During construction of improvements on any Lot, adequate portable sanitary toilets must be provided for the construction crew and the Lot must be cleaned of excess debris at least once a week.
6. All dwellings and permitted structures erected or placed on any Lot shall be constructed of material of good grade, quality and appearance, and all construction shall be performed in good workmanship manner and quality. No used structures shall be relocated or placed on any Lot and no structures shall have an exterior constructed of concrete blocks, asbestos or asphalt siding. Any permitted outbuilding shall be of the same material, quality, general appearance and workmanship as the dwelling on the Lot. The requirements of the Committee shall control all improvements to any Lot as is therein specified, including the type or location of any outbuilding.

7. Except structures erected by the Developer, no structures erected upon any Lot may be used as a model exhibit or house unless prior written permission to do so shall have been obtained from the Committee.
8. All Lots, whether occupied or unoccupied, shall be well maintained and no unattractive growth or accumulation of rubbish or debris shall be permitted.
9. No trash, ashes, garbage or other refuse shall be dumped or stored or accumulated on any Lot or other area in the Subdivision.
10. Any dwelling or improvement on any Lot which is destroyed in whole or in part by fire or other casualty must be rebuilt or debris removed and the Lot restored to a sightly condition with reasonable promptness, provided, however, that in no event shall such debris remain on such Lot longer than three (3) months.
11. No inoperable, stripped, partially wrecked or junked motor vehicle, or part thereof, shall be permitted to be parked or kept on any Lot. All motor vehicles of any type kept on any Lot shall have current license tag, registration and inspection certificates.
12. No vehicle of any type shall be parked on any street in the Subdivision except visitor short term parking. No truck or other vehicle in excess of a one-ton load capacity or any mobile home, trailer, camper, similar vehicle or boat shall be parked or kept overnight or longer, on any Lot, in such a manner as to be visible to the occupants of other Lots or the users of any street or recreation area.
13. All outdoor receptacles for ashes, trash, rubbish or garbage shall be installed underground screened or so placed and kept as not to be visible to the occupants of other Lots or the users of any street or recreation area.
14. No outdoor poles, clotheslines and similar equipment shall be permitted. No swing sets or playground equipment shall be in side or front yard.
15. All recreational equipment and personal property other than automobiles or bicycles must be stored in such a manner as not to be visible from any street or to the occupants of other Lots.

16. No sign (excluding typical "For Sale and builder identification signs), billboard or other advertising structure of any kind may be erected or maintained upon any Lot.
17. No radio station or short wave operator of any kind shall operate from any Lot or residence without the prior written approval of the Committee. All radio and television antenna installations shall be approved by the Committee before the antenna is installed. The installation of any satellite dish shall be approved by the Committee before being installed. Satellite dishes shall be no larger than 24" in diameter and shall not be on the front of the house.
18. All dwelling connections for all utilities including but not limited to, water, sewer, electricity, gas, telephone and television shall be run underground from the proper connecting points to the dwelling structure in such manner as may be acceptable to the appropriate utility authority. No excavation shall be permitted within the utility easement or right-of-way except minimal surface grading work for driveway installation. No direct connections to sewer line risers/cleanouts or water meter boxes are permitted.
19. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets in a reasonable number may be kept provided they are not kept, bred or maintained for any commercial purpose, and provided further, that such pets do not constitute a danger or nuisance to other Lot Owners or to the Subdivision.
20. The erection of fences shall require approval of the Committee but no fence shall be erected along- the front line of any Lot nor along the side line of any Lot that adjoins a street nor beyond the front of any structure erected upon any Lot. No fence of chain link type construction shall be approved by the Committee, except that the Committee, in its sole discretion, may approve fences of chain link construction and up to six feet in height for the purpose of confining pets provided same does not extend more than twenty-five (25) feet in any direction and are constructed within the minimum building setback lines. Pet confinement areas will

require additional landscape screening as approved by the Committee.

21. Entrances to enclosed garages may face in any direction provided that all such garages shall have a door or doors that completely close off the garage entrance and such door or doors shall remain closed except during periods of actual use of such garage entrance.
22. No window air-conditioning units shall be permitted.
23. No noxious offensive or illegal trade or activity shall be carried on upon any Lot nor shall anything be done on any Lot that shall be or become an unreasonable annoyance or nuisance to other Lot Owners of the Subdivision.
24. Upon completion of dwelling construction, the general contractor shall mark the location of the mailbox and contact the Developer for installation of the approved Development mailbox. The general contractor shall bear the cost of the mailbox and installation in the amount of one hundred dollars (\$100.00) payable to the Developer upon scheduling the installation.

ARTICLE 12

AMENITIES AND FACILITIES

Every park, recreation area, recreation facility dedicated access and other amenities appurtenant to the Subdivision, whether or not shown and delineated on any recorded plat of the Subdivision, shall be considered private and for the sole and exclusive use of the Owners of Lots within the Subdivision. Neither Developer's execution nor the recording of any plat nor any other act of Developer with respect to such area is, or is intended to be, or shall be construed as a dedication to the public of any such areas, facilities or amenities.

ARTICLE 13

WAIVER

No provision contained in these Restrictions, the Articles or the Bylaws, shall be deemed to have been waived abandoned, or abrogated by reason of failure to enforce them by any party as to the same or similar future violations, no matter how often the failure to enforce is repeated.

ARTICLE 14

VARIANCES

The Board of Directors in its discretion may allow reasonable variances and adjustments of these Restrictions in order to alleviate practical difficulties and hardship in their enforcement and operation. Any such variances shall not violate the spirit or the intent of this document to create a Subdivision of Lots owned in fee by various individuals with each such Owner having an easement upon areas owned by the Corporation. To be effective, a variance hereunder shall (i) be recorded in the Forsyth County Register of Deeds Office; (ii) executed on behalf of the Corporation; and (iii) refer specifically to this Declaration.

ARTICLE 15

DURATION, AMENDMENT AND TERMINATION

- A. The Covenants and Restrictions contained in this Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded, after which time, they shall be automatically extended for successive periods of one (1) year. This Declaration may be amended in full or part during the first twenty (20) year period by an instrument signed by not less than sixty-seven (67%) percent of the Lot Owners, and thereafter by an instrument signed by not less than sixty-seven (67%) percent of the Lot Owners provided that no amendment shall alter any obligation to pay Common Expenses to benefit the Common Use Areas, as herein provided, or affect any lien for the payment of same. To be effective any amendment must be recorded in the Office of the Register of Deeds of Forsyth County, North Carolina.
- B. Invalidation of anyone 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.

ARTICLE 16

CAPTIONS

The captions preceding the various Articles of these Restrictions are for the convenience of reference only, and shall not be used as an aid in interpretation or construction of the terms of these Articles.

Throughout this Declaration, references to the masculine shall be deemed to include the feminine, the feminine to include the masculine and the neuter to include the masculine and feminine.

ARTICLE 17

ASSIGNABILITY OF RIGHTS AND LIABILITIES

Developer shall have the right to sell, lease, transfer, assign, license and in any manner alienate or dispose of any rights, interests and liabilities retained, accruing or reserved to it by this Declaration. Following any such disposition, Developer in no way shall be liable or responsible to any party with regard to any such right, interest or liability or any claim or claims arising out of same in any manner.

ARTICLE 18

LIBERAL CONSTRUCTION

The provisions of this Declaration shall be construed liberally to effectuate its purpose of creating a Subdivision of fee simple ownership of Lots governed and controlled by rules, regulations restrictions covenants, conditions, reservations and easements administered by an Owners' association with each Owner entitled to and burdened with the rights and easements equivalent to those of other Owners.

IN TESTIMONY WHEREOF, Platinum Construction Corporation has caused this instrument to be executed in its corporate name by its President, attested by its Secretary, and its corporate seal to be hereto affixed, all by order of its Board of Directors first duly given, this the day and year first above written.

ATTEST:

PLATINUM CONSTRUCTION CORPORATION

By: *Debra Adkins*
Secretary

By: *Paul Stanley*
President

CORPORATE SEAL



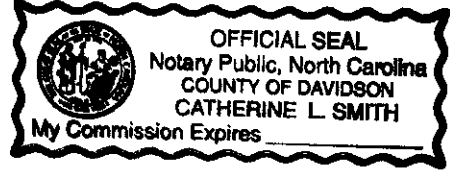
STATE OF NORTH CAROLINA, - COUNTY OF FORSYTH

I, Catherine L. Smith a Notary Public of the County and State aforesaid, certify that Angela Adkins personally appeared before me this day and acknowledged that he/she is the Secretary of Platinum Construction Corporation, a North Carolina corporation, and that by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by Rick Stanley, its President, sealed with its Corporate Seal and attested by Angela Adkins as its Secretary.

WITNESS my hand and Notarial Seal or Stamp, this (the 26 day of August, 2002.

Catherine L. Smith
Notary Public

My Commission Expires: 9/29/2004



C:\DATA\COVENANT.PCC\rme 8/28/02

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Catherine L. Smith NP(s)

is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds by: P. Boles Deputy/Asst