

RECORDED  
BOOK 1286  
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Prepared by: Mark D. Bardill

NORTH CAROLINA

ONSWLOW COUNTY

GRAVELLY CREEK ESTATES  
MASTER DECLARATION OF COVENANTS  
AND RESTRICTIONS  
(SF/CSA/VA)

THIS DECLARATION is made this 27 day of DEC, 1995, by GRAVELLY CREEK EST., INC., a North Carolina corporation ("Declarant") of Onslow County, North Carolina.

WHEREAS, Declarant is the owner of or may acquire a certain tract of land located in Onslow County, North Carolina, (hereinafter referred to as "Developmental Area") and being more particularly described on Exhibit A:

AND WHEREAS, Declarant is constructing on a portion of the development area a "residential subdivision" which may include parks, playgrounds, open spaces, commercial areas, roadways and other community facilities for the benefit of the community, with a planned mix of residential housing types, which may include without limitation detached single family homes, patio homes, condominiums, apartments and townhouses (hereinafter referred to as "Project");

AND WHEREAS, Declarant desires to provide for the preservation and enhancement of the property values and amenities within said community and to provide for the maintenance of common areas, properties and improvements located thereon, and to this end desires to subject Project property to the covenants, restrictions, easements, charges and liens as are hereinafter set forth, each and all of which are for the benefit of said real property and each present and future owner thereof;

AND WHEREAS, the Declarant also desires to provide and allow for the submission of additional "sections" to the Project as said phases are developed and completed, and to provide for equality of rights, privileges and obligations of all lot owners in all phases of the Project by adding additional phases by amendment to this Declaration by the recording of an Amendment hereto;

NOW THEREFORE, it is hereby declared that the Project property described herein is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens hereinafter set forth; said property being more particularly described as follows:

BEING all of that property as shown on Exhibit A-1, attached hereto and incorporated herein by reference as if fully set forth.