

NORTH CAROLINA
CASWELL COUNTY

FILED in CASWELL County, NC
on Jun 13 2002 at 09:18:00 AM
by: DELORES S. DAMERON
REGISTER OF DEEDS
BOOK 408 PAGE 701

**PROTECTIVE COVENANTS FOR
LOUNDERMON'S LOST POND**

THIS DECLARATION OF COVENANTS, established this the 10th day
of June, 2002, by Cedar Creek Land Co., L.L.C., a Virginia Limited
Liability Company, (hereinafter referred to as Developer).

WITNESSETH:

That whereas the Developer is the owner of certain lands more particularly
described in Deed Book 405, Page 862, and Deed Book 405, Page 878, Caswell County
Registry, and whereas the Developer intends to subdivide the lands so conveyed to the
covenants contained herein for the benefit of all of the lots in the Subdivision owned by
the Developer;

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

ARTICLE I

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

Being all of those certain lots known as **Loudermon's Lost Pond** as is more
particularly shown on plat, of record in Map Book 15, Pages 24 & 25,
Caswell County Registry, and which is a part of those lands described in Deed Book 405,
Page 862, and Deed Book 405, Page 878, Caswell County Registry.

ARTICLE II

All lots shall be used for residential, recreational, horticultural or agricultural purposes only.

ARTICLE III

No singlewide mobile homes are allowed. Stickbuilt, modular and double-wide mobile homes are allowed, but shall be no more than 7 years old at the time of installation. A permanent foundation of brick masonry is required.

ARTICLE IV

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

ARTICLE V

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

ARTICLE VI

No swine, kennels, commercial poultry or chicken houses of any kind shall be allowed on any lot. Horses and cattle are allowed. This shall not prevent the keeping of normal household pets under normal residential conditions.

ARTICLE VII

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

ARTICLE VIII

The purchasers owning land adjacent to the platted pond, lots 3-6,8 and 9, shall not directly or indirectly cause or allow any damages to the pond especially the dam. These lot owners have access to the entire body of water but must ingress and egress by

their own property. Livestock can not drink directly from or bathe in the pond.

ARTICLE IX

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

ARTICLE X

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

ARTICLE XI

All lots abutting Loundermon's Way shall be subject to the terms of the applicable Road Maintenance Agreements for each road as recorded in Deed Book 408 Pages 705, Caswell County Registry.

ARTICLE XII

No resubdivision is allowed. Recombinations are allowed in Loundermon's Lost Pond Subdivision.

ARTICLE XIII

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

ARTICLE XIV

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

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

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

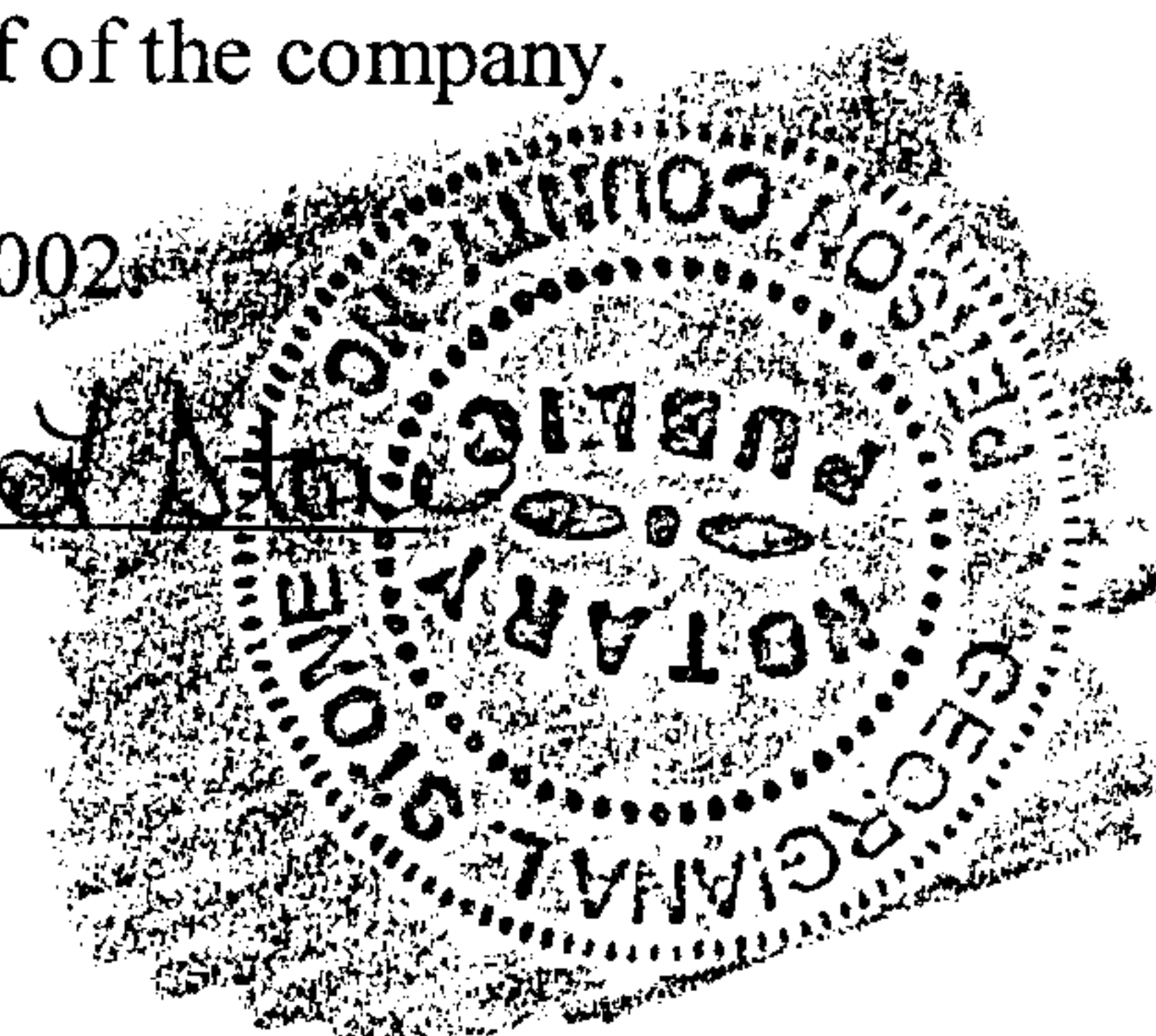
By: Rodney R. Huff (SEAL)
Rodney R. Huff, a Member

STATE OF NORTH CAROLINA
COUNTY OF PERSON

I, Georgiana L. Stone, a Notary Public of the county of Person and state aforesaid, do hereby certify that on this day personally appeared before me Rodney R. Huff, a Member of Cedar Creek Land Co., L.L.C, a Virginia Limited Liability Company, and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and notarial seal, this the 10th day of June, 2002

Georgiana L. Stone
Notary Public



My Commission Expires: August 1, 2005

NORTH CAROLINA - CASWELL COUNTY

The foregoing certificate of

Georgiana L. Stone, Notary Public of Person County NC

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and page shown on the first page thereof.

DELORES S. DAMERON - REGISTER OF DEEDS

By: Sammy W. Riggs
Assistant Register of Deeds