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RECORDED & VERIFIED  
REBECCA T. CHMURA  
REGISTER OF DEEDS  
NEW HANOVER CO. NC

BOOK PAGE  
1628 0234

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STATE OF NORTH CAROLINA  
COUNTY OF NEW HANOVER

DECLARATION OF RESTRICTIONS  
BRITTANY LAKES, SECTION 2

**KNOW ALL MEN BY THESE PRESENTS:**

That the undersigned, COASTAL CAROLINA DEVELOPERS, INC., (hereinafter "CCD") and TERHANE GROUP, INC., (hereinafter "TGI"), (hereinafter CCD and TGI shall be collectively referred to as "Developer") a North Carolina corporation are the owners of all of the interest and equity in that certain tract of land known as BRITTANY LAKES, SECTION 2, and it is the desire of the undersigned, to ensure the use of said property for attractive residential purposes only, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the community, and thereby to secure to each lot owner the full benefit and enjoyment of his home with no greater restriction upon the free and undisturbed use of his lot than is necessary to ensure the same advantages to the other lot owners;

NOW, THEREFORE, the undersigned do hereby covenant, agree and declare to and with all persons, firms or corporations now owning or hereafter acquiring any property in-BRITTANY LAKES, SECTION 2, that all of the lots in said subdivision as shown on a map recorded in Map Book 31 at page 91 of the New Hanover County Registry, are hereby made subject to the following restrictions as to the use thereof, running with the land by whomsoever owned, to-wit:

Being all restrictions and homeowner association rights, privileges and responsibilities as fully set forth in the recorded document entitled "DECLARATION OF RESTRICTIONS BRITTANY LAKES, SECTION 1A" as recorded in Deed Book 1498 at Pge 1818 on June 1, 1990, the terms and conditions of which are incorporated herein by reference.

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**SCOPE OF RESTRICTIONS**

THESE RESTRICTIONS APPLY ONLY TO SECTION 2, BRITTANY LAKES SUBDIVISION, AS THE SAME IS SHOWN ON MAP REFERENCED ABOVE, AND NOTHING HEREIN IS INTENDED, NOR SHALL BE DEEMED, TO BE A REPRESENTATION, WARRANTY, COVENANT OR PROMISE THAT THESE RESTRICTIONS APPLY OR SHALL APPLY TO ANY OTHER REAL PROPERTY OWNED BY TGI OR CCD AND AS DESCRIBED IN THAT DEED RECORDED IN BOOK 1292, AT PAGE 1526 IN SAID REGISTRY. TGI OF CCD FOR ITSELF, ITS SUCCESSORS AND/OR ASSIGNS, DECLARES THAT SECTION 2, BRITTANY LAKES, IS NOT PART OF ANY OVERALL PLAN FOR THE DEVELOPMENT OF THE REAL PROPERTY DESCRIBED IN THE DEED REFERENCED HEREIN, AND THAT THE REMAINDER OF SAID PROPERTY MAY AND CAN BE USED, DEVELOPED, CONVEYED AND/OR IMPROVED FOR PURPOSES AND SUBJECT TO RESTRICTIONS OTHER THAN AS SET OUT HEREIN.

RETURNED TO


Terry Backe  
392-0620

260555

IN TESTIMONY WHEREOF, CCD AND TERHANE GROUP, INC., have caused this instrument to be signed in their corporate names by their Presidents or Vice-Presidents, sealed with their corporate seals, and attested by their Secretary, or Assistant Secretary, this 30 day of OCTOBER, 1992.

COASTAL CAROLINA DEVELOPERS, INC.


ATTEST:

B. Leon Skinner  
SECRETARY  
(AFFIX CORPORATE SEAL)  


BY: [Signature]  
PRESIDENT

TERHANE GROUP, INC.

ATTEST:

M. Bach  
SECRETARY  
(AFFIX CORPORATE SEAL)  
  
STATE OF NORTH CAROLINA  
COUNTY OF NEW HANOVER

BY: [Signature]  
PRESIDENT

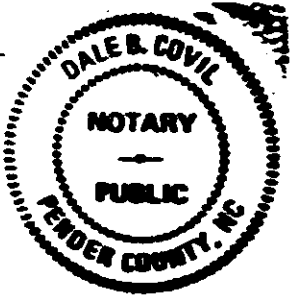
I, Dale B. Covil, a Notary Public of Fender County and State, do hereby certify that B. LEON SKINNER, personally came before me this day and acknowledged that he/~~sHE~~ is Assistant Secretary of COASTAL CAROLINA DEVELOPERS, INC., and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by himself/~~herself~~ as its Assistant Secretary.

WITNESS my hand and notarial seal this 30th day of OCTOBER, ~~1990~~ 1992.

[Signature]  
Notary Public

My Commission Expires:  
March 16, 1996

(AFFIX NOTARIAL SEAL)



STATE OF NORTH CAROLINA  
COUNTY OF NEW HANOVER

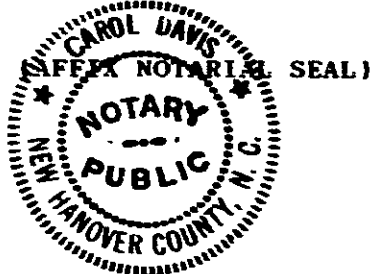
I, Carol Davis, a Notary Public of said County and State, do hereby certify that James M. Bache, personally came before me this day and acknowledged that he is Secretary of TERHANE GROUP, INC., and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by himself as its Secretary.

WITNESS my hand and notarial seal this 30th day of October, 1992.

Carol Davis  
Notary Public

My Commission Expires:

9-9-94



STATE OF NORTH CAROLINA  
New Hanover County  
The Forgoing / Attested Certificate(s) of  
Dele B. Cantel +  
Carol Davis  
Notary (Notaries) Public is/ are certified  
to be correct.

This the 30 day of Oct. 1992  
Rebecca J. Tucker, Register of Deeds  
By Christina  
Phyllis Lynn  
Deputy / Assistant