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STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

RECORDED AND VERIFIED
MARY SUE OOTS
REGISTER OF DEEDS
NEW HANOVER CO. NC

**RESTRICTIVE COVENANTS FOR
GARRIS SUBDIVISION**

THIS DECLARATION OF RESTRICTIVE COVENANTS, dated for purposes of reference only, this the 18 day of February, 2000, by Garris & Lea Associates, LLC, a North Carolina Limited Liability Company (hereinafter "Declarant")

WHEREAS, Declarant is engaged in the subdivision and development of a commercial tract, generally known as Garris Subdivision;

WHEREAS, Declarant has, by recordation of a plat, subdivided certain property shown on said plat into out parcels intended for construction of commercial buildings. The plat is recorded in Book 37, Page 257, New Hanover County Registry;

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WHEREAS, it is the purpose of these restrictions to establish a plan for management and preservation of such development and to maintain common areas and utilities within such development;

WHEREAS, it is the desire and intention of Declarant, for its benefit and with the intent of preserving the value of each Parcel, to restrict the utilization of and improvement on each Parcel within the Development, in accordance with the guidelines established herein;

THEREFORE, Declarant hereby subjects the property described herein to the terms and provisions of these Restrictive Covenants for the use and benefit of all present and future parcel owners within the Development;

1. This Declaration shall run with the land and shall bind and inure to the benefit of the owner of each parcel within the Development, and the property made subject to these Restrictive Covenants is all of the property shown on that plat of Garris Subdivision recorded in Book 37, Page 257, New Hanover County Registry, as the same may be amended from time to time.

2. The maximum built-upon area per lot is assigned as follows: Lot 1 @53,688sq.ft; Lot 2 @ 64,795 sq.ft; and Lot 3 @ 85,160 sq.ft. This allotted amount includes any built-upon area constructed within the lot property boundaries, and that portion of the right-of-way between

DRAWN BY Lea, Clyburn + Rhine
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the front lot line and the edge of the pavement. Built upon area includes, but is not limited to, structures, asphalt, concrete, gravel, brick, stone, slate, coquina, and parking areas, but does not include raised, open wood decking, or the water surface of swimming pools.

3. The covenants pertaining to stormwater regulations may not be changed or deleted without concurrence of the State.

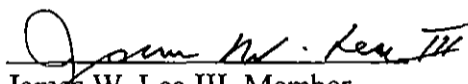
4. Alteration of the drainage as shown on the approved plan may not take place without the concurrence of the State.

5. Lots within CAMA's Area of Environmental Concern may be subject to a reduction in their allowable built-upon area due to CAMA regulations.

6. All runoff on the lot must drain into the permitted system. This may be accomplished through providing roof drain gutters which drain to the street, grading the lot to drain toward the street, or grading perimeter swales and directing them into the pond or street. Lots that naturally drain into the system are not required to provide additional measures.

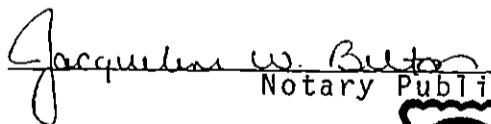
IN TESTIMONY WHEREOF, said parties have caused this instrument to be executed in their name, as members of Garris & Lea Associates, LLC, this the day and year first above written.

GARRIS & LEA ASSOCIATES, LLC


James W. Lea III, Member

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, Jacqueline W. Belton, a Notary Public for said County and State, do hereby certify that James W. Lea, III, a Member in Garris & Lea Associates, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the 18th day of February, 2000.


Notary Public

My commission expires July 2003, 2003.



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MARY SUE OOTS
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STATE OF NORTH CAROLINA
New Hanover County

The Foregoing/ Annexed Certificate(s) of
Jacqueline W. Belton

Notary (Notaries) Public is/ are certified
to be correct.

This the 18 day of FEB 2000
19
Mary Sue Oots, Register of Deeds

by *Phillip*
Deputy/Assistant

