

STATE OF NORTH CAROLINA:

COUNTY OF NEW HANOVER: DECLARATION OF RESTRICTIONS  
SPRING VIEW SUBDIVISION, SECTION 4

THIS DECLARATION, made this 17 day of February, 1969,  
by RIPWOOD COMPANY, INC., a North Carolina corporation with its prin-  
cipal place of business in New Hanover County;

WITNESSETH:

THAT WHEREAS, the RIPWOOD COMPANY, INC., is the owner of  
certain property, being described as Section 4 of SPRING VIEW SUBDI-  
VISION, map of which is recorded in Map Book 10 at Page 31 of the New  
Hanover County Registry; and

WHEREAS, it is the desire of the RIPWOOD COMPANY, INC., for  
itself, its successors and assigns, to provide for a uniform develop-  
ment of said property in order to preserve its value and to protect  
the property owners;

NOW, THEREFORE, RIPWOOD COMPANY, INC., for itself, its suc-  
cessors and assigns, does hereby dedicate the streets and declare the  
following restrictions shall apply to all lots in SPRING VIEW, Section  
4, according to the map thereof recorded in Map Book 10, at Page 31,  
of the New Hanover County Registry, and that said restrictions herein-  
after set forth shall be binding upon all parties claiming title to  
said lots under any of the parties hereto:

1. Said lots are to be used for residential purposes  
only and no dwelling shall be erected on any lot other  
than one detached single family dwelling, not to exceed  
two and one-half stories in height and a one or two car  
garage.

2. No building shall be located on any lot nearer  
than 60 feet to the front of said lot, or nearer than 10  
feet from the side of said lot.

3. The lots shall not be re-subdivided unless each  
part becomes a part of another whole lot.

4. No trailer, basement, tent, shack, garage, barn, or other out-building erected on the tract shall at any time be used as a residence.

5. The plans and specifications of all buildings which shall be erected on said lots shall be subject to approval by the Developer, or its Attorney-in-fact.

6. No dwelling shall be constructed on any lot with less than 1200 feet of interior living space, exclusive of garages and porches.

7. All buildings must be of wood, brick, brick veneer, concrete block with stucco, tile with stucco, or concrete with stucco, and all architectural designs must be in harmony with existing structures in the development.

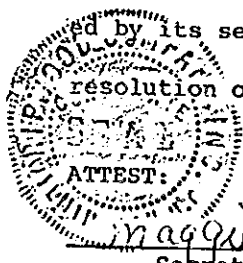
8. That until such time as municipal sewerage system is available, sewage disposal shall only be by septic tank to meet the approval of the North Carolina State Board of Health. As soon as municipal sewage is available, no more septic tanks shall be installed and sewage disposal shall only be by said municipal system.

9. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until February 1, 1994, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of the majority of the then owners it is agreed to change said covenants in whole or in part.

10. If any of the parties hereto, or their heirs, successors and assigns, shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any other property situate in said subdivision to prosecute at law or in equity against the person or persons violating or attempting to violate such covenants and either to prevent him or them from so doing or to recover damage for such violation.

11. Invalidation of any one of the covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, RIPWOOD COMPANY, INC. has caused this instrument to be executed in its corporate name by its president, attested by its secretary and sealed with its common corporate seal, all by resolution of its boards of directors.



*Maggie J. Ripa*  
Secretary

RIPWOOD COMPANY, INC.  
By *Lawrence J. Ripa*  
President

STATE OF NORTH CAROLINA:

COUNTY OF NEW HANOVER:

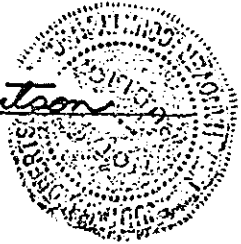
*Judi W. Robertson*

Personally appeared before me, 17<sup>th</sup> day of February, 1969

a Notary Public in and for the County and State aforesaid, Maggie G. Ripa, who being by me duly sworn, says that she knows the common seal of RIPWOOD COMPANY, INC., and is acquainted with Lawrence Ripa, who is President of said corporation, and that she, the said Maggie G. Ripa, is Secretary of said corporation, and saw the said Lawrence Ripa, President, sign the foregoing instrument, and saw the common seal of said corporation affixed to said instrument by said President, and that she, the said Maggie G. Ripa, signed her name in attestation of the due execution of said instrument in the presence of the President of said corporation.

Witness my hand and Notarial seal this 17 day of February, 1969.

*Judi W. Robertson*  
Notary Public



My Commission expires:

Sept. 29, 1970

STATE OF NORTH CAROLINA  
New Hanover County  
The Foregoing Certificate of.....  
Judi W. Robertson  
Notary Public of New Hanover County, is  
certified to be correct.  
This the 17th day of Feb. 1969.  
Drawn By... Marshall J. Williams  
Lois C. LeRay, Register of Deeds  
By Debra S. Ferrant  
..... Deputy.....

Received and Recorded  
February 17, 1969 at 1:13 P. M.  
Lois C. LeRay  
Register of Deeds