

transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

7. General Restrictions as to "Project Property or Area" (Exhibit A-1):

a. Residential Use: No structure shall be erected, altered, placed or permitted to remain on any Lot other than a single, one family dwelling not to exceed three stories in height, a private garage which may contain living quarters for occupancy by domestic servants of the lot occupant only, and an appurtenant storage building or structure, provided that the same are constructed in line with general architectural design and construction standards used as the dwelling itself. Each dwelling shall contain a minimum of 1200 heated square feet, and if two-story, the first floor shall contain a minimum of 650 square feet. A dwelling which is finished or partially finished at a manufacturing unit or plant and transported for quick assembly or which is designed to be disassembled and relocated shall be allowed so long as it is new, is at least twenty four feet (24) deep and fifty (50) feet long, has a pitched roof with eaves which overhang the structure by at least four (4) inches on each side, is installed upon a permanent masonry foundation with complete underpinning which is of brick veneer or stuccoed block, has had all incidents of portability such as tongue, wheels and axles removed, has its certificate of title or origin, if any, cancelled with the issuing agency and has been listed as real property upon the records of the Onslow County Tax Office. Such a dwelling which is not new may, nevertheless, be allowed so long as it is no more than five (5) years old and is approved by the Declarant, in writing, prior to the time such dwelling is located upon a Lot. This covenant shall not be construed as prohibiting the use of a new dwelling as a model home for sales/rental purposes. Notwithstanding the above, any additions to the Project property in the Development Area may be used for other such purposes as may be set out and/or limited in a Supplemental Declaration.

b. Prohibited Structure: No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any Lot at any time as a residence either temporary or permanently. This covenant shall not be construed as prohibiting the use of such a structure as a sales/rental model or office or construction site facility.

c. Nuisances: No noxious, offensive, or illegal activity shall be carried on or conducted upon any Lot nor shall anything be done on any Lot that shall be or become an unreasonable annoyance or nuisance to the neighborhood. All Lots, whether occupied or unoccupied, shall be well maintained and no unattractive growth or accumulation of rubbish or debris shall be permitted to remain on a Lot. No automobile, other vehicle(s), motorcycle(s) or other similar items shall be repaired or placed "on blocks" or stands except in an enclosed garage. Declarant, or Association, its successors or assigns, reserves the right to enter upon and cut grass, weeds, or undergrowth on any lot or easement, but shall be under no obligation to do so. The Declarant or Association may assess to the Owner any maintenance necessary to enforce his covenant.