

FILED in Caswell County, NC
on Nov 07 2000 at 03:50:18PM
by: Delores S. Dameron
Register of Deeds
BOOK 377 PAGE 700

NORTH CAROLINA
CASWELL COUNTY

**RESTRICTIVE COVENANTS FOR
FIELDSTONE**

THIS DECLARATION OF COVENANTS, established this the 3rd day
of October, 2000, 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 369, Page 233, Deed Book 369, Page 239, Deed Book 369, Page
245, 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 **FIELDSTONE** as is more
particularly shown on plat, of record in Map Book 14, Page 93,
Caswell County Registry, and which is a part of those lands described in Deed Book 369,
Page 233, Deed Book 369, Page 239, Deed Book 369, Page 245, 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

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 IX

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 X

All lots abutting Fieldstone Drive and Pebble Lane shall be subject to the terms of the applicable Road Maintenance Agreements for each road as recorded in Deed Book 377 Pages 705 and -----, Caswell County Registry.

ARTICLE XI

No resubdivision is allowed. Recombinations are allowed in Fieldstone Subdivision.

ARTICLE XII

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.

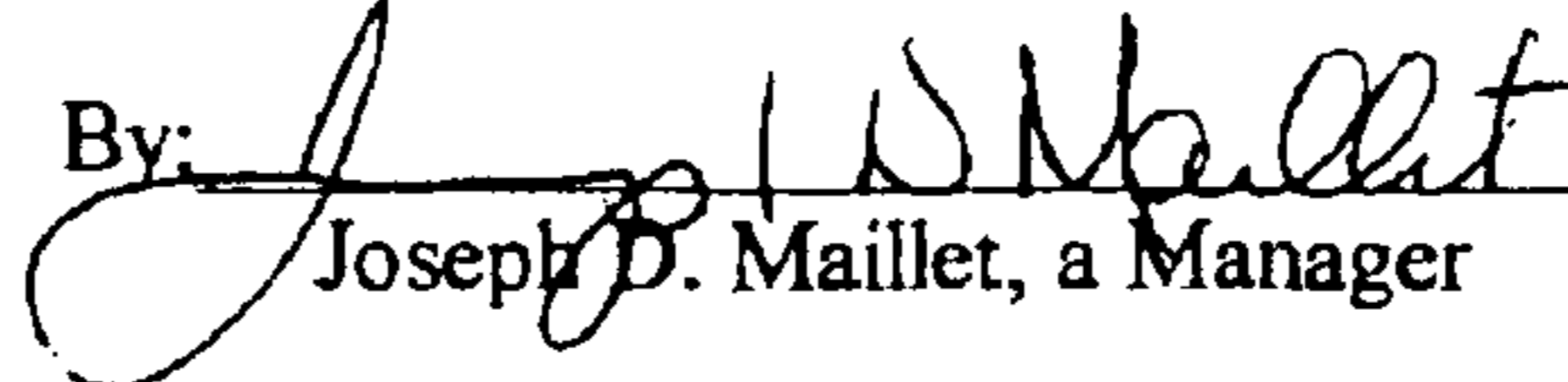
ARTICLE XIII

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.

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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.

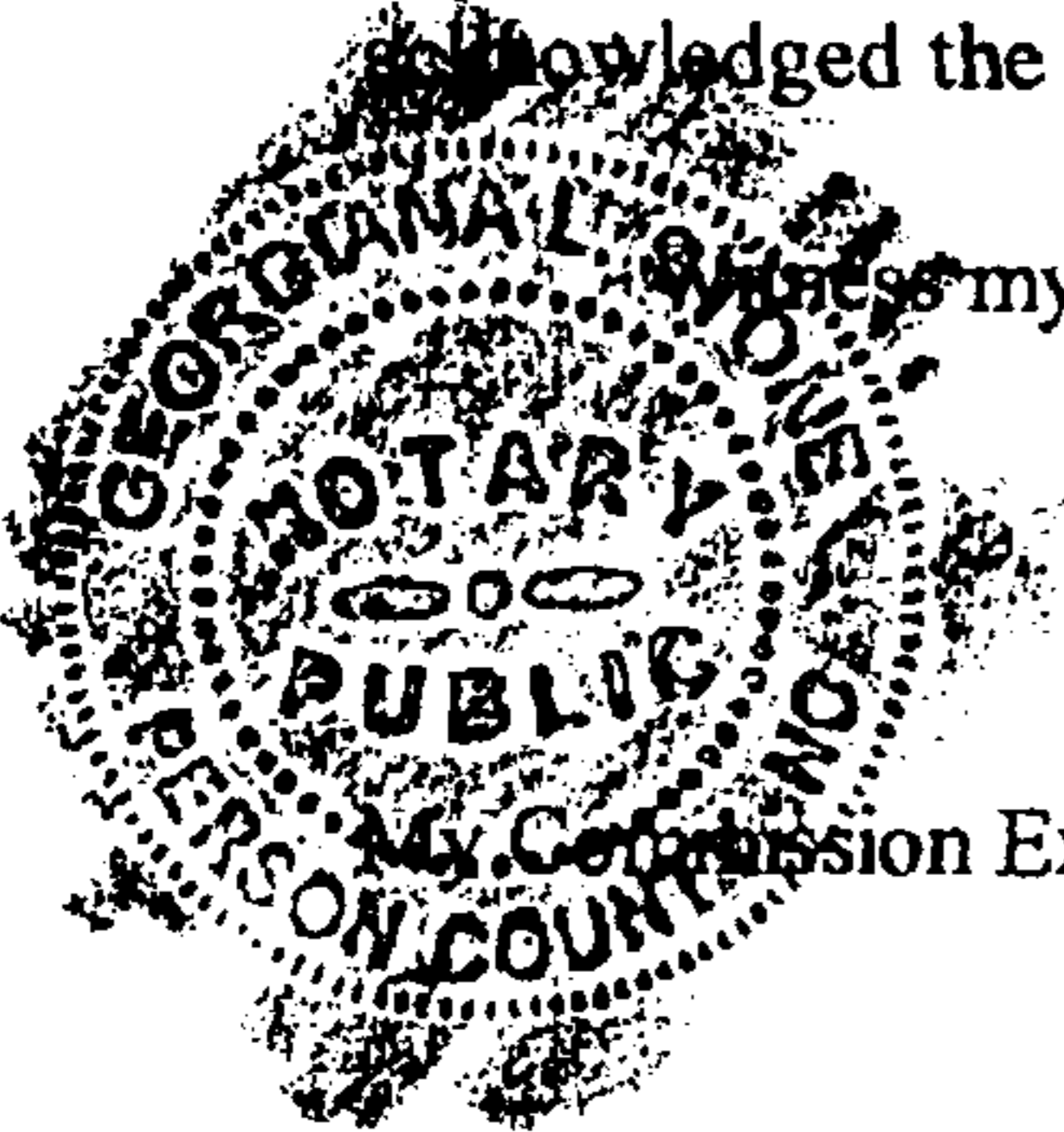
CEDAR CREEK LAND CO., L.L.C.,
Virginia Limited Liability Company

By:  (SEAL)
Joseph D. Maillet, a Manager

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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 Joseph D. Maillet, a Manager of Cedar Creek Land Co., L.L.C, a Virginia Limited Liability Company, and he acknowledged the due execution of the foregoing instrument on behalf of the company.



Witness my hand and notarial seal, this the 3rd day of October, 2000.

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, NORTH CAROLINA is certified to be correct. Filed for registration in the Caswell County Register of Deeds Office on the 7th day of November 2000.

DELORES S. DAMERON
REGISTER OF DEEDS

Marie D. Riddick

Assistant Register of Deeds