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Doc ID: 002353370004 Type: CRP
Recorded: 10/11/2011 at 12:10:34 PM
Fee Amt: $26.00 Page 1 of 4
Currituck County, NC
Charlene Y Dowdy Register of Deeds
BK 1174 PG 528-531

(27)

Prepared by and return to:

Samuel W. Johnson
Poyner Spruill LLP
P. O. Box 353
Rocky Mount, NC 27802-0353

NORTH CAROLINA

CURRITUCK COUNTY **DECLARATION OF RESTRICTIONS**

THIS DECLARATION OF RESTRICTIONS (the "Declaration"), made and entered into this as of the 27th day of September, 2010, by and between **COASTLAND CORPORATION** ("Coastland"), a Nevada corporation (successor by mergers to Coastland Corporation, a North Carolina corporation) with an office in Currituck County, North Carolina and **OCEAN SANDS PROPERTY OWNERS ASSOCIATION, INC.** ("Ocean Sands POA"), a North Carolina nonprofit corporation with an office in Currituck County, North Carolina, referred to herein collectively as "Declarant", for and in favor of **THE CURRITUCK ASSOCIATES – RESIDENTAL PARTNERSHIP** ("Residential"), a North Carolina general partnership, **CURRITUCK CLUB PROPERTY OWNERS ASSOCIATION, INC.** ("Currituck POA"), a North Carolina non-profit corporation, and the other beneficiaries named herein, referred to herein collectively as "Beneficiary". The designation of Declarant and Beneficiary as used herein shall include said parties, their successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by the context.

WITNESSETH:

WHEREAS, Residential is the developer of a residential golf community known as "The Currituck Club" located along Currituck Sound west of N.C. Highway No. 12 in Currituck County, North Carolina ("The Currituck Club");

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WHEREAS, there is an existing road leading from The Currituck Club to N.C. Highway No. 12 designated as "Currituck Clubhouse Drive" as shown on the plat recorded at Plat Cabinet I, Slides 90-92, Currituck County Registry (herein, "Currituck Clubhouse Drive");

WHEREAS, Coastland and/or Ocean Sands POA owns a narrow strip of land of varying width lying between the western right of way line of NC Highway 12 and the eastern property line of The Currituck Club subdivision (the "Ocean Sands Open Area") part of which abuts and is immediately adjacent to Currituck Clubhouse Drive on both the north and south sides of the said Currituck Clubhouse Drive;

WHEREAS, the Declarant, Residential and Currituck POA have been parties to litigation regarding fences in the Ocean Sands Open Area, and as part of the terms of settlement of the litigation, Declarant has agreed that it shall not erect a fence, and no fence shall be erected on its behalf, on the property owned by Coastland and/or Ocean Sands POA on the western side of North Carolina Highway No. 12 within two hundred (200) feet north and south of the northern and southern property lines of Currituck Clubhouse Drive, and the parties desire to place such restriction as a matter of record,

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, the Declarant hereby covenants and agrees that it shall not erect a fence, and no fence shall be erected on its behalf, on the property owned by Coastland and/or Ocean Sands POA on the western side of North Carolina Highway No. 12 within two hundred (200) feet north and south of the northern and southern property lines of Currituck Clubhouse Drive. The covenant and restriction herein shall remain in full force and effect for so long as the Declaration of Covenants and Restrictions of August 31, 1995, for The Currituck Club recorded at Book 377, Page 468, Currituck County Registry, as heretofore and hereafter supplemented and amended (the "Currituck Declaration") shall remain in force and effect and shall be for the benefit of the owners of property within The Currituck Club, including without limitation Residential and Currituck POA.

The covenant and restriction herein shall be a covenant running with the land binding upon the Declarant and inuring to the benefit of the Beneficiary and the other owners of the property within the Currituck Club subject to the said Currituck Declaration. This Declaration may be enforced by the Beneficiary and by the owner of any property subject to the Currituck Declaration.

(Signatures are on the following page.)

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IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed in the manner prescribed by law as of the day and year first above written.

COASTLAND CORPORATION, a Nevada corporation.

By: _____
President

STATE OF ~~NORTH CAROLINA~~ Virginia
COUNTY OF Virginia Beach City

I, Jeanne M. Marcinko, a Notary Public of the County and State aforesaid, certify that James E. Johnson Jr. personally came before me this day and acknowledged that he is President of COASTLAND CORPORATION, a Nevada corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by him as its President.

Witness my hand and official stamp or seal, this the 3 day of October, 2011.

Official Signature of Notary: Jeanne M. Marcinko
Notary's Printed or Typed Name: Jeanne M. Marcinko, Notary Public

My Commission Expires: 12/27/2014
(Official Seal)

Jeanne M. Marcinko, Notary Public
Virginia Registration No: 7367567
MY COMMISSION EXPIRES
Dec. 27, 2014

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IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed in the manner prescribed by law as of the day and year first above written.

OCEAN SANDS PROPERTY OWNERS ASSOCIATION, INC., a North Carolina nonprofit corporation,

By: _____
President

STATE OF NORTH CAROLINA
COUNTY OF DARE

I, MAUREEN A SNYDER, a Notary Public of the County and State aforesaid, certify that ROBERT DEGRAZIO personally came before me this day and acknowledged that he is PRESIDENT of OCEAN SANDS PROPERTY OWNERS ASSOCIATION, INC., a North Carolina nonprofit corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by him as its PRESIDENT.

Witness my hand and official stamp or seal, this the 24th day of AUGUST, 2011.

Official Signature of Notary: _____
Notary's Printed or Typed Name: MAUREEN A SNYDER, Notary Public

My Commission Expires: 4/18/2015
(Official Seal)

Maureen A Snyder
Notary Public
Dare County
North Carolina
My Commission Expires 4/18/15

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Doc ID: 001725320003 Type: CRP
Recorded: 05/10/2006 at 10:56:20 AM
Fee Amt: $20.00 Page 1 of 3
Currituck County, NC
Charlene V Daudy Register of Deeds
BK943 PG144-146

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ADDENDUM TO RESTRICTIVE COVENANTS
FOR OCEAN SANDS SECTION O
AS REQUIRED BY THE STATE OF NORTH CAROLINA,
DIVISION OF WATER QUALITY

THIS DECLARATION OF RESTRICTIVE COVENANTS made and entered into this the 6 day of Oct, 2005, by *Coastland Properties II, L.C.*, as assignee and successor in interest to Coastland Corporation, hereinafter referred to as "Owner".

WITNESSETH:

WHEREAS, Coastland Properties II, L.C. is the Owner of that certain tract of land located in Poplar Branch Township, Currituck County, North Carolina, known as Phase IV Ocean Sands, and shown on a certain map or plat thereof entitled "Plat of Ocean Sands", PUD, Section "O", Phase IV, Poplar Branch Township, Currituck County, North Carolina by Coastal Engineering & Surveying, Inc.; and

NOW THEREFORE, the Owner, its successors and assigns, does hereby declare and make known that the following covenants, restrictions and reservations are hereby imposed upon lots inclusive of Ocean Sands Subdivision, Section "O", Phase IV, Poplar Branch Township, Currituck County, North Carolina, as shown on the aforesaid map or plat, all of which shall run with the land as shown on the map or plat thereof and any additional lands brought within the scheme and plan of development of the subdivision known as "Ocean Sands, Section O, Phase IV", and shall be binding upon the Seller, its successors, grantees and assigns, and upon all subsequent owners of lots of land as shown on the aforesaid plat (including any additional lands which may be developed by the Owner pursuant to this scheme of development), claiming by and through Owner.

The following deed restrictions and protective covenants are required for Ocean Sands Subdivision, Section "O", Phase IV:

1. The following covenants are intended to ensure ongoing compliance with state stormwater management permit number SW7040803 as issued by the Division of Water Quality. These covenants may not be changed or deleted without the consent of the State.

2. Lots are restricted to 40% lot coverage by Currituck County as negotiated in the court Settlement Agreement dated June 16, 1987. The 40% lot coverage shall only restrict the size of the house and pool, excluding wood decking and the water surface of swimming pools.

3. Swales shall not be filled in, piped, or altered except as necessary to provide driveway crossings.

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4. Built-upon area in excess of the permitted amount requires a state stormwater management permit modification prior to construction.

5. All permitted runoff from outparcels or future development shall be directed into the permitted stormwater control system. These connections to the stormwater control system shall be performed in a manner that maintains the integrity and performance of the system as permitted.

If any person subsequently acquiring title to or possession of any lot or lots within said subdivision, or his or her heirs or assigns, shall violate any of the restrictions hereinafter set out, it shall be lawful for any person owning real property situated in said subdivision to institute legal proceedings against the person or persons violating any of said restrictions, and either prevent him from so doing or recover damages for such violations or both, invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provision, which shall remain in full force and effect.

It is the intent of this document to incorporate herein by reference all of those covenants and conditions as contained in Restrictive Covenants for Section "O", Ocean Sands Subdivision as recorded in Book 733, Page 109, Currituck County Registry, as if each and every one is set forth herein.

IN WITNESS WHEREOF, Coastland Properties II, L.C. the Owner has caused this instrument to be signed by its Manager as the act and deed of Coastland Properties II, L.C.

COASTLAND PROPERTIES II, L.C.

(SEAL) By: _____ Manager

JAMES E. JOHNSON, JR., MANAGER

STATE OF: VIRGINIA
~~COUNTY~~ CITY OF: VIRGINIA BEACH

I, KIMBERLY A. KING, a Notary Public of said County and State due hereby certify that James E. Johnson, Jr., Manager of Coastland Properties II, L.C., personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

Witness my official hand and seal, this the 6TH day of OCTOBER 2005.

KIMBERLY A. KING
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA

_____
Notary Public

My Commission expires: FEB. 29, 2008

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CURRITUCK COUNTY
NORTH CAROLINA

The foregoing certificate of _____ is certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ REGISTER OF DEEDS FOR CURRITUCK COUNTY

By: _____ Deputy/Assistant Register of Deeds

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Doc ID: 001725310003 Type: CRP
Recorded: 05/10/2006 at 10:55:41 AM
Fee Amt: $20.00 Page 1 of 3
Currituck County, NC
Charlene Y Dowdy Register of Deeds
BK 943 PG 141-143

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RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS made and entered into this the 6th day of OCT, 2005, by Coastland Properties II, L.C., as assignee and successor in interest to Coastland Corporation, hereinafter referred to as "Owner".

WITNESSETH:

WHEREAS, Coastland Properties II, L.C. is the Owner of that certain tract of land located in Poplar Branch Township, Currituck County, North Carolina, known as Phase IIIA Ocean Sands, and shown on a certain map or plat thereof entitled "Plat of Ocean Sands", PUD, Section "O", Phase IIIA, Poplar Branch Township, Currituck County, North Carolina (Final Subdivision Plat) by Coastal Engineering & Surveying, Inc. dated the 3rd day of March 1998, and recorded in Plat Cabinet F, Slide(s) 242 and 243, in the Office of Register of Deeds, Currituck County, North Carolina, having acquired the tract or parcel of land from Coastland Corporation who had previously subjected the tract or parcel of land to a Declaration of Restrictive Covenants as recorded in Deed Book 333, Page 109, Currituck County Public Registry; and

WHEREAS, Coastland Properties II, L.C. is the Owner of that certain tract of land located in Poplar Branch Township, Currituck County, North Carolina, known as Phase IIIB Ocean Sands, and shown on a certain map or plat thereof entitled "Plat of Ocean Sands", PUD, Section "O", Phase IIIB, Poplar Branch Township, Currituck County, North Carolina (Final Subdivision Plat) by Coastal Engineering & Surveying, Inc. dated the 23rd day of March 2000, and recorded in Plat Cabinet G, Slide(s) 148 and 149, in the Office of Register of Deeds, Currituck County, North Carolina, having acquired the tract or parcel of land from Coastland Corporation who had previously subjected the tract or parcel of land to a Declaration of Restrictive Covenants as recorded in Deed Book 333, Page 109, Currituck County Public Registry; and

WHEREAS, Coastland Properties II, L.C. is the Owner of that certain tract of land located in Poplar Branch Township, Currituck County, North Carolina, known as Phase IIIC Ocean Sands, and shown on a certain map or plat thereof entitled "Plat of Ocean Sands", PUD, Section "O", Phase IIIC, Poplar Branch Township, Currituck County, North Carolina (Final Subdivision Plat) by Coastal Engineering & Surveying, Inc. dated the 23rd day of March 2000, and recorded in Plat Cabinet G, Slide(s) 211 and 212, in the Office of Register of Deeds, Currituck County, North Carolina, having acquired the tract or parcel of land from Coastland Corporation who had previously subjected the tract or parcel of land to a Declaration of Restrictive Covenants as recorded in Deed Book 333, Page 109, Currituck County Public Registry; and

WHEREAS, Coastland Properties II, L.C. is the Owner of that certain tract of land located in Poplar Branch Township, Currituck County, North Carolina, known as Phase IV Ocean Sands, and shown on a certain map or plat thereof entitled "Plat of Ocean Sands", PUD, Section "O", Phase IV, Poplar Branch Township, Currituck County, North Carolina by Coastal Engineering & Surveying, Inc.; and

WHEREAS, Coastland Properties II, L.C. intends to sell the property shown on the aforesaid plat according to a common scheme such that the restrictions herein imposed shall inure

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to the benefit of each purchaser of lots as shown on the said plat, to insure the best use and most appropriate development of building sites, to protect against improper uses of surrounding lots which would depreciate the value of their property, to preserve the natural beauty of the property, to guard against the erection of poorly designed or proportioned structures and structures built of improper or unsuitable materials, to ensure the highest and best development of said property, to encourage and secure the harmonious improvement of building space between structures; and in general to provide adequately for a high development of said property, both of enhancing the values of investments made by purchasers of building sites and preserving, as fully as possible, the natural beauty of the subdivision.

NOW THEREFORE, the Owner, its successors and assigns, does hereby declare and make known that the heretofor recorded covenants, restrictions and reservations are hereby imposed upon lots inclusive of Ocean Sands Subdivision, Section "O", Phase(s) IIIA, IIIB, IIIC, and IV, Poplar Branch Township, Currituck County, North Carolina, as shown on the aforesaid map or plat, all of which shall run with the land as shown on the map or plat thereof and any additional lands brought within the scheme and plan of development of the subdivision known as "Ocean Sands, Section O", and shall be binding upon the Owner, its successors, grantees and assigns, and upon all subsequent owners of lots of land as shown on the aforesaid plat (including any additional lands which may be developed by the Owner pursuant to this scheme of development), claiming by and through Owner.

It is the intent of this document to incorporate herein by reference all of those covenants and conditions as contained in Restrictive Covenants for Section "O", Ocean Sands Subdivision as recorded in Book 333, Page 109, Currituck County Registry, as if each and every one is set forth herein. Owner as denominated in this document having acquired title to the tract of land which was a portion of the original Section "O" development from Coastland Corporation.

IN WITNESS WHEREOF, Coastland Properties II, L.C., the Owner has caused this instrument to be signed by its Manager as the act and deed of Coastland Properties II., L.C.

COASTLAND PROPERTIES II, L.C.

By: _____ Manager

(SEAL)

JAMES E. JOHNSON, JR., MANAGER

STATE OF: VIRGINIA
CITY ~~COUNTY~~ OF: VIRGINIA BEACH

I, KIMBERLY A. KING, a Notary Public of said County and State due hereby certify that James E. Johnson, Jr., President of Coastland Properties II, L.C., personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

Witness my official hand and seal, this the 6TH day of OCTOBER 2005.

KIMBERLY A. KING NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

_____
Notary Public

My Commission expires: FEB. 29, 2008

CURRITUCK COUNTY
NORTH CAROLINA

The foregoing certificate of _____ is certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ REGISTER OF DEEDS FOR CURRITUCK COUNTY

By: _____ Deputy/Assistant Register of Deeds

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Recorded: 04/14/2003 at 04:27:52 PM
Fee Amt: $23.00 Page 1 of 4
Currituck County, NC
Charlene Y Dowdy Register of Deeds
BK 665 PG 288-291

Prepared by and Return to:
Robert L. Outten

NORTH CAROLINA
CURRITUCK COUNTY

MODIFICATION OF DECLARATION OF RESTRICTIVE COVENANTS

This Modification to Declaration of Restrictive Covenants made this the 14th day of May, 2002 by the Ocean Sands South Property Owners Association, Inc. with reference to Sections A, B and C of the Ocean Sands Subdivision pursuant to the provisions of the Declaration of Restrictive Covenants recorded in Book 117 Page 511 of the Currituck County Registry;

WITNESSETH:

WHEREAS, Coastland Corporation was the owners of certain properties in Currituck County, North Carolina known as Ocean Sands, said property being delineated as Sections A, B, and C as shown in Plat Book 4 Pages 7 through 17 of the Currituck County Registry; and

WHEREAS, Coastland Corporation encumbered Sections A, B and C as described above with that certain Declaration of Restrictive Covenants recorded in Book 117 Page 511 of the Currituck County Registry; and

WHEREAS, pursuant to Paragraph 7 of the aforesaid Restrictive Covenants, the restrictions are binding and remain in effect until an instrument approved by the owners of record of a majority of the lots in the subdivision has been recorded revoking or modifying said restrictions; and

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WHEREAS, a majority of the owners within the subdivision encumbered by the aforesaid Declaration have approved the modification to the covenants as set forth herein.

NOW, THEREFORE, the undersigned, do hereby modify the Declaration of Restrictive Covenants for Sections A, B and C of the Ocean Sands Subdivision as recorded in Book 117, Page 511 of the Currituck County Registry as follows:

1. All references to "Owner" in paragraphs 1 through 7 of the Declaration of Restrictive Covenants recorded in Book 117, Page 511 of the Currituck County Registry shall be deleted and in place thereof shall be substituted the Ocean Sands South Property Owners Association, Inc. All of the duties, responsibilities and decisions of "Owner" contained in the aforesaid paragraphs shall hereinafter the responsibility of the Ocean Sands South Property Owners Association, Inc. or its designated committee.

2. Paragraph 6(a) of the Declaration of Restrictive Covenants recorded in Book 117, Page 511 of the Currituck county Registry is hereby deleted and in place thereof shall be substituted the following language: "(a) Architectural Review shall be performed by the Ocean Sands South Property Owners Association, Inc. All duties of the "Owner Corporation" or the "Committee" appointed by the Board of Directors of the Owner Corporation shall hereinafter be performed by the Ocean Sands South Property Owners Association, Inc. The Ocean Sands South Property Owners Association, Inc. shall be authorized to appoint an Architectural Control Committee which committee shall report to the Board of Directors of the Ocean Sands South Property Owners Association, Inc. and at the request of the Association, perform the architectural review duties of the Declaration."

4. In Paragraph 6(c) of the Declaration of Restrictive Covenants recorded in Book 117, Page 511 of the Currituck County Registry the words "shall be approved by Owners architect" shall be deleted and in place thereof shall be substituted the following: "shall be approved by the Ocean Sands South Property Owners Association, Inc. or its designated architectural review committee and if desired by the Ocean Sands South Property Owners Association, Inc. and architect of its choice,".

5. The word "Committee" contained in the Declaration of Restrictive Covenants recorded in Book 117, Page 511 of the Currituck County Registry shall be deleted and in place thereof shall be substituted the words "Ocean Sands South Property Owners Association, Inc. or its designated committee.

6. Except as modified herein, the Declaration of Restrictive Covenants recorded in Book 117 Page 511 is reaffirmed and all other terms and conditions shall remain in full force and effect.

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IN WITNESS WHEREOF, the undersigned has set its hand and seals on the date set forth above.

OCEAN SANDS SOUTH PROPERTY OWNERS ASSOCIATION, INC.

Larry D. Allen (SEAL)
President

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State of North Carolina
County of Dare

I, the undersigned Notary Public, certify that Larry D. Allen personally came before me this day and acknowledged that he is the President of Ocean Sands South Property Owners Association, Inc., a corporation, and that he as President being authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official seal, this the 11th day of April, 2003.

My commission expires:
9-19-06

Jill A. Ware
Notary Public

(Notarial Seal)

Jill A. Ware
Notary Public
Dare County, N.C.

NORTH CAROLINA, ~~DARE~~ CURRITUCK COUNTY

The foregoing certificate of Jill A Ware, Notary of Dare Co., NC is/are certified to be correct.

This instrument and this certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

Charlene Y Dowdy BY: Angelia K Siddle
REGISTER OF DEEDS ~~ASST.~~ REGISTER OF DEEDS Deputy

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BOOK 382 PAGE 019

RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS made and entered into this the 8th day of January, 1996, by PTCC Exchange Group, Inc., hereinafter referred to as "Developer".

WITNESSETH:

WHEREAS, PTCC Exchange Group, Inc. is the developer of that certain tract of land located in Poplar Branch Township, Currituck County, North Carolina, known as Phase IIB Ocean Sands, and shown on a certain map or plat thereof entitled "Plat of Ocean Sands", PUD, Section "O", Phase IIB, Poplar Branch Township, Currituck County, North Carolina (Final Subdivision Plat) " by Coastal Engineering & Surveying, Inc. dated the 11th day of January, 1996, and recorded in Plat Cabinet E, Slide(s) 76-A and 76-B, in the Office of the Register of Deeds, Currituck County, North Carolina; having acquired the tract or parcel of land from Corolla Land Corporation who had previously subjected the tract or parcel of land to a Declaration of Restrictive Covenants as recorded in Deed Book 333, Page 109, Currituck County Public Registry; and

WHEREAS, PTCC Exchange Group, Inc., intends to develop the property shown on the aforesaid plat according to a common scheme such that the restrictions herein imposed shall inure to the benefit of each purchaser of lots as shown on the said plat, to insure the best use and most appropriate development of building sites, to protect against improper uses of surrounding lots which would depreciate the value of their property, to preserve the natural beauty of the property, to guard against the erection of poorly designed or proportioned structures and structures built of improper or unsuitable materials, to ensure the highest and best development of said property, to encourage and secure the harmonious improvement of building sites, to secure and maintain proper setbacks from property lines and to maintain adequate open space between structures; and in general to provide adequately for a high development of said property, both of enhancing the values of investments made by purchasers of building sites and preserving, as fully as possible, the natural beauty of the subdivision.

NOW, THEREFORE, the Developer, its successors and assigns, does hereby declare and make known that the following covenants, restrictions and reservations are hereby imposed upon lots inclusive of Ocean Sands Subdivision, Section "O", Phase IIB, Poplar Branch Township, Currituck County, North Carolina, as shown on the aforesaid map or plat, all of which shall run with the land as shown on the map or plat thereof and any additional lands brought within the scheme and plan of development of the subdivision known as "Ocean Sands, Section O", and shall be binding upon the Developer, its successors, grantees and assigns, and upon all subsequent owners of lots of land as shown on the aforesaid plat (including any additional lands which may be developed by the Developer pursuant to this scheme of development), claiming by and through Developer.

If any person subsequently acquiring title to or possession of any lot or lots within said subdivision, or his or her heirs or assigns, shall violate any of the restrictions hereinafter set out, it shall be lawful for any person owning real property situated in said subdivision to institute

GRAY & LEWIS PLLC
ATTORNEYS AT LAW
The Executive Center
3100 N. Croatan Hwy
Suite 101
Kitty Hawk, NC 27949
(919) 261-4100

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legal proceedings against the person or persons violating any of said restrictions, and either prevent him from so doing or recover damages for such violation or both, invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provision, which shall remain in full force and effect.

It is the intent of this document to incorporate herein by reference all of those covenants and conditions as contained in Restrictive Covenants for Section "O", Ocean Sands Subdivision as recorded in Book 333, Page 109, Currituck County Registry, as if each and every one is set forth herein. Developer as denominated in this document having acquired title to the tract of land which was a portion of the original Section "O" development from Coastland Corporation.

IN WITNESS WHEREOF, PTCC Exchange Group, Inc., the Developer has caused this instrument to be executed in its name and behalf by its President and attested by its Secretary and its corporate seal affixed hereto, all as the act and deed of the said corporation by its authority duly and legally given, the day and year first above written.

PTCC Exchange Group, Inc.

By: (SEAL)
President

ATTEST:

(corporate seal)

Secretary

STATE OF
COUNTY OF

I, , a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of PTCC Exchange Group, Inc., a Corporation, 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 as its Secretary.

Witness my official hand and seal, this the day of , 1996.

Notary Public

(SEAL/STAMP)

My Commission expires:

GRAY & LLOYD LLP
ATTORNEYS AT LAW

NORTH CAROLINA, CURRITUCK COUNTY

The foregoing certificate(s) of certified to be correct. This instrument was presented for registration at o'clock M., on and recorded in Book , Page

Register of Deeds

By
Deputy Register of Deeds

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