

**DEED RESTRICTIONS AND PROTECTIVE COVENANTS
FOR PARK MEADOWS SUBDIVISION IN CARTERET COUNTY, NC**

IN ACCORDANCE WITH TITLE 15 NCAC 2H.1000, THE COASTAL STORMWATER MANAGEMENT REGULATIONS, DEED RESTRICTIONS AND PROTECTIVE COVENANTS ARE REQUIRED FOR LOW DENSITY RESIDENTIAL SUBDIVISIONS WHERE LOTS WILL BE SUBDIVIDED AND SOLD. DEED RESTRICTIONS AND PROTECTIVE COVENANTS ARE NECESSARY TO ENSURE THAT THE DEVELOPMENT MAINTAINS A "BUILT-UPON" AREA CONSISTENT WITH THE APPLICABLE REGULATION GOVERNING THE DENSITY LEVEL.

I, DALE BRITT ACKNOWLEDGE AND AFFIRM BY MY SIGNATURE BELOW, THAT I WILL CAUSE THE FOLLOWING DEED RESTRICTIONS AND PROTECTIVE COVENANTS TO BE RECORDED FOR PARK MEADOWS SUBDIVISION PRIOR TO THE SALE OF ANY LOT:

1. THE FOLLOWING COVENANTS ARE INTENDED TO ENSURE ONGOING COMPLIANCE WITH STATE STORMWATER MANAGEMENT PERMIT NUMBER _____, AS ISSUED BY THE DIVISION OF WATER QUALITY UNDER NCAC 2H.1000.
2. THE STATE OF NORTH CAROLINA IS MADE BENEFICIARY OF THESE COVENANTS TO THE EXTENT NECESSARY TO MAINTAIN COMPLIANCE WITH THE STORMWATER MANAGEMENT PERMIT.
3. THESE COVENANTS ARE TO RUN WITH THE LAND AND BE BINDING ON ALL PERSONS AND PARTIES CLAIMING UNDER THEM.
4. THE COVENANTS PERTAINING TO STORMWATER MAY NOT BE ALTERED OR RESCINDED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE STATE OF NORTH CAROLINA, DIVISION OF WATER QUALITY.
5. ALTERATION OF THE DRAINAGE AS SHOWN ON THE APPROVED PLAN MAY NOT TAKE PLACE WITHOUT THE CONCURRENCE OF THE DIVISION OF WATER QUALITY.
6. THE MAXIMUM ALLOWABLE BUILT-UPON AREA PER LOT IS AS FOLLOWS:

EXHIBIT A

Lot No.	Allowable Built-Up Area		Lot No.	Allowable Built-Up Area	
	AC	SF		AC	SF
1	0.16	7,074	31	0.18	7,806
2	0.15	6,586	32	0.15	6,708
3	0.13	5,732	33	0.14	6,098
4	0.13	5,854	34	0.13	5,732
5	0.39	17,076	35	0.14	6,098
6	0.23	9,879	36	0.15	6,342
7	0.14	6,098	37	0.15	6,708
8	0.13	5,732	38	0.16	7,074
9	0.13	5,610	39	0.18	7,928
10	0.13	5,610	40	0.19	8,172
11	0.13	5,610	41	0.17	7,196
12	0.13	5,610	42	0.16	6,952
13	0.13	5,782	43	0.15	6,464
14	0.16	6,952	44	0.14	6,098
15	0.15	6,342	45	0.14	6,098
16	0.16	6,952	46	0.13	5,854
17	0.14	6,220	47	0.13	5,732
18	0.14	6,220	48	0.14	5,976
19	0.13	5,732	49	0.15	6,342
20	0.13	5,610	50	0.16	7,074
21	0.14	5,976	51	0.18	7,684
22	0.14	6,098	52	0.18	7,806
23	0.16	7,024	53	0.19	8,172
24	0.16	6,830	54	0.20	8,660
25	0.16	7,074	55	0.20	8,660
26	0.16	7,074	56	0.18	7,928
27	0.16	6,952	57	0.13	5,732
28	0.16	6,830	Open	0.48	20,735
29	0.29	12,441			
30	0.16	6,952			

THESE ALLOTTED AMOUNTS INCLUDE ANY BUILT-UPON AREA CONSTRUCTED WITHIN THE LOT PROPERTY BOUNDARIES, AND THAT PORTION OF THE RIGHT-OF-WAY BETWEEN 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, AND COQUINA, BUT DOES NOT INCLUDE RAISED, OPEN WOOD DECKING, OR THE WATER SURFACE OF SWIMMING POOLS.

- 7. IN THE CASE OF A LOT WITHIN CAMA'S REGULATED AEC, WHERE THE DIVISION OF COASTAL MANAGEMENT CALCULATES A DIFFERENT MAXIMUM ALLOWABLE BUILT-UPON AREA FOR THAT LOT THAN IS SHOWN HEREIN, THE GOVERNING MAXIMUM BUILT-UPON AREA FOR THAT LOT SHALL BE THE MOST RESTRICTIVE OF THE TWO.
- 8. FILLING IN OR PIPING OF ANY VEGETATIVE CONVEYANCES (DITCHES, SWALES, ETC.) ASSOCIATED WITH THE DEVELOPMENT EXCEPT FOR AVERAGE DRIVEWAY CROSSINGS, IS STRICTLY PROHIBITED BY ANY PERSONS.
- 9. EACH LOT WILL MAINTAIN A 30' WIDE VEGETATIVE BUFFER BETWEEN ALL IMPERVIOUS AREAS AND SURFACE WATERS.
- 10. ALL ROOF DRAINS SHALL TERMINATE AT LEAST 30' FROM THE MEAN HIGH WATER MARK SURFACE WATERS.

SIGNATURE: _____ DATE: _____
DALE BRITT

I, _____, a Notary Public in the State of _____, County of _____, do hereby certify that _____ personally appeared before me this the _____ day of _____, 20____, and acknowledge the due execution of the foregoing instrument. Witness my hand and official seal,

SEAL

Signature

My Commission expires _____