

RESTRICTIVE AND PROTECTIVE COVENANTS
WALNUT CREEK ESTATES, INC.
AREA B, SECTION TWO

THAT WHEREAS, Walnut Creek Estates, Inc. has caused to be recorded in Book 630, Page 141, in the Wayne County Registry, an instrument containing restrictive and protective covenants relating to the lots shown on those certain plats prepared by Little-Whitfield & Associates recorded respectively in Plat Book 11, Page 39; Plat Book 11, Page 40 and Plat Book 12, Page 62 in the Wayne County Registry, and

WHEREAS, Walnut Creek Estates, Inc. has caused another plat prepared by A. E. Little, Registered Surveyor, dated November 6, 1970, to be recorded in the Wayne County Registry in Plat Book 16, Page 52 showing thereon certain lots located in Area B, Section Two, Walnut Creek Estates, Inc., and

WHEREAS, it is the intention of Walnut Creek Estates, Inc. to subject the lots shown on that certain plat of Area B, Section Two, to the same restrictive and protective covenants of Walnut Creek Estates, Inc. as set forth in that certain instrument recorded in Book 630, Page 141 in the Wayne County Registry, except as hereinafter provided;

NOW, THEREFORE, for the benefit of all purchasers of lots in Area B, Section Two, Walnut Creek Estates, Inc. as subdivided and platted per map of A. E. Little, Registered Surveyor, under date of November 6, 1970 and recorded in Plat Book 16 at Page 52 in the Wayne County Registry, Walnut Creek Estates, Inc., in order to provide a uniform and orderly system of protective covenants and to carry out the property plan designed and desired by Walnut Creek Estates, Inc., does hereby stipulate as follows:

1. Except as hereinafter provided, all of the lots shown on that certain plat prepared by A. E. Little, Registered Surveyor, dated November 6, 1970 designated as Area B, Section Two, Walnut Creek Estates, Inc. and recorded in Plat Book 16, Page 52 in the Wayne County Registry, shall be and are hereby subjected to those certain restrictive and protective covenants executed by Walnut Creek Estates, Inc. dated the 1st day of December, 1964 and recorded in Book 630, Page 141 in the Wayne County Registry, and the covenants, restrictions and easements therein contained shall run with the land and shall bind and inure to the benefit of the purchasers of said lots, their respective heirs, personal representatives, successors and assigns, as provided therein.

Said restrictive and protective covenants recorded in Book 630, Page 141 are expressly incorporated herein by reference.

2. With respect to the lots in Area B, Section Two, as shown on the plat hereinabove referred to, the minimum space requirements for residences to be constructed upon each lot shall be the same as for lots located in Area B, Section One of Walnut Creek Estates, Inc., but the minimum capital expenditure requirements for residences shall be \$25,000.00 in lieu of \$20,000.00 as stipulated in restriction #2 of the restrictive and protective covenants recorded in Book 630, Page 141 in the Wayne County Registry.

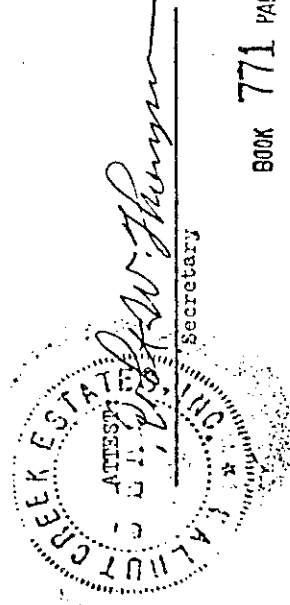
3. With respect to the lots in Area B, Section Two as shown on the plat hereinabove referred to, all approved septic tank installations shall be located on each separate residential lot between the dwelling to be located on said lot and the right of way of Walnut Creek Boulevard, except with respect to Lot Nos. 26, 27, 28, 29 and 30 as shown on that certain plat recorded in Plat Book 16, Page 52 in the Wayne County Registry, each septic tank installation shall be located between the dwelling to be located on the lot and the right of way of the cul-de-sac street fronting said lots.

4. With respect to the lots in Area B, Section Two, as shown on the plat hereinabove referred to, wherever the term "Lake Wackena" is used in those certain restrictive and protective covenants executed by Walnut Creek Estates, Inc. dated the 1st day of December, 1966 and recorded in Book 630, Page 141 in the Wayne County Registry, it shall be construed to include "Spring Lake" as shown on that certain plat recorded in Plat Book 16, Page 52 in the Wayne County Registry.

IN WITNESS WHEREOF, Walnut Creek Estates, Inc. has caused this instrument to be signed in its name by its President, its corporate seal to be hereto affixed and attested by its Secretary, this the 27th day of December, 1970.

WALNUT CREEK ESTATES, INC.

BY: *Edward J. Reese*
President

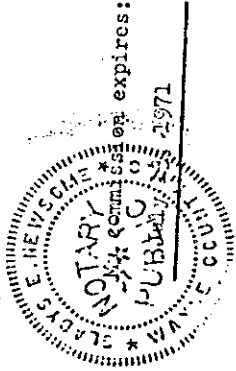


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NORTH CAROLINA
WAYNE COUNTY

This is to certify that on this the 29th day of December, 1970, before me Gladys E. Newsome, a Notary Public, personally came Robert W. Thompson, with whom I am personally acquainted, personally sworn, says that Conway J. Rose is President and that he is Secretary of WALNUT CREEK ESTATES, INC., the corporation described in and which executed the foregoing instrument; that he knows the common seal of the said corporation; that the seal affixed to the foregoing instrument is said common seal, and that the said President and Secretary subscribed their names thereto, and that the seal was affixed, all by authority duly conferred.

Witness my hand and seal, this the 29th day of December, 1970.



Gladys E. Newsome
Notary Public

STATE OF NORTH CAROLINA
The foregoing certificate of the Notary Public of the County of Wayne State of N.C.
Public of Wayne County, N.C. is hereby certified to be correct
This 30 day of December, 1970

Presented
For Registration
Patrol December 30, 1970
Time 3:30 P.M.
By Margaret Perwick
Secretary, Assistant Registrar of Deeds

Eula B. Whitley
Registrar of Deeds
Wayne County, N.C.