

## SUPPLEMENTAL DECLARATIONS

- **Amendment 1 dated 11/6/2002**
  - Restrictions for Storm Water Regulations
    - Replaced under Amendment 10 dated 3/21/2018
- **Amendment 2 dated 1/24/2003**
  - Lot owners and their invitees, tenants and licensees shall not cause a breach of the peace with exorbitant noise which would be a nuisance to other lot owners and interfere with the quiet enjoyment of the other lot owners. Examples of such noise may be continuous barking of a dog or dogs, revving motors on automobiles or motorcycles, or excessively loud stereos in automobiles.
- **Amendment 3 dated 7/1/2003**
  - Owners may keep on the premises a maximum of three (3) domestic pets, of which two (2) may be canines. All dogs must be fenced or kept on a leash at all times.
  - All lots shall include a standard white light in the front provided by the developer, which shall remain at all times and shall not be altered except by amendment to these covenants and restrictions.
  - All owners shall be required to purchase at closing a standard mailbox for the fee of \$110.00. No other mailbox shall be used as a mail receptacle for any Lot.
- **Amendment 4 dated 9/27/2004**
  - Only low voltage lighting approved by the architectural review board shall be used to illuminate landscaping.
  - To preserve the lake and the embankment, no stairways, walkways, landings, or docks shall be permitted on individual lots. The embankment shall be maintained by the association except for the embankment of individual lots once transferred to an owner at which time the embankment must have irrigation and sod or an equivalent. Each owner of a Lake lot will be responsible for maintenance of the embankment on their lot. Due to the fragile nature of the embankments and environmental concerns, limited access to the lake by Owners is permitted if the embankment does not suffer. Any Owner noticing the failure of the grass to support the embankment shall notify the Association so that proper maintenance may be performed. Nothing herein contained shall prevent any Owner of a lake lot from beautifying or maintaining the embankment so long as the embankment is not damaged.
  - The minimum roof pitch of a dwelling shall be 8/12.
  - Each dwelling shall have at a minimum four (4) inch gutters.
  - Each dwelling must have concrete driveways and walkways.
  - All shingles on a dwelling must be at a minimum 30-year architectural shingles.
  - All underbrush must be removed from the front yard of each dwelling and the front yard must be sodded and irrigated.
  - No Property Owner shall erect or maintain any exterior antennas for televisions, radios, or CBs.
  - No visible clothesline shall be permitted in the development.

- All privately owned lots must be cleared of underbrush and overgrowth at the property owner's expense no later than June 1 of each year. In the event that any Property Owner does not comply with this restriction, the HOA has the authority to hire someone to clear the underbrush and overgrowth and will bill the expense to the Property Owner.
- All construction plans and additions must be approved by the Developer or the Architectural Review Board prior to commencement of construction.
- Every dwelling must have in the front yard a lamppost with a photocell to match the existing lights. Such lamppost and light must be approved by the Architectural Review Board.
- **Amendment 5 dated 9/18/2008**
  - To preserve the lake and the embankment only one stairway and/or walkway to a wood deck shall be allowed per lake lot. The deck shall be a maximum of 120 square feet with a maximum height of 16" above the high side grade and a minimum of 36" from the natural edge of the lake. No dock is to be erected on the lake edge or protrude into the lake. No impervious area such as concrete walks or concrete brick patios will be allowed on the embankment. The embankment shall be maintained by the association except for the embankment of individual lots once transferred to an owner at which time the embankment must have irrigation and sod or an equivalent. **Each owner of a Lake lot will be responsible for maintenance of the embankment on their lot.** Due to the fragile nature of the embankments and environmental concerns, limited access to the lake by Owners is permitted if the embankment does not suffer. **Any Owner noticing the failure of the grass to support the embankment shall notify the Association so that proper maintenance may be performed.** Nothing herein contained shall prevent any Owner of a lake lot from beautifying or maintaining the embankment so long as the embankment is not damaged.
- **Amendment 6 dated 10/22/2008**
  - Article II, Section #2 is deleted in its entirety and replaced with the following:
    - Every dwelling must have in the front yard a lamppost with a photocell to match the existing exterior lights or may follow the color theme or design of the improved structure on the Lot. All Lampposts should have a device to provide illumination from dusk to dawn. All lampposts that cannot be refitted with such a device must be turned on by the homeowner from dusk to dawn.
  - Article II, Section #3 is deleted in its entirety and replaced with the following:
    - All Homeowners shall be required to place at the Homeowner's expense, a white mailbox placed upon a white post to conform to the existing style of the community. Each new mailbox **must be reviewed** by the Architectural Review Board.
  - Article I, Section 11 is deleted in its entirety and replaced with the following:
    - No perimeter fence shall be placed within 40 feet from the setback line. Only Vinyl or wood fences, 6 feet or less in height, are allowed. In no event shall any chain-link, cyclone or metal fence be permitted. No

outside fences shall be allowed on lake lots. This shall not prohibit the use of invisible fences for pets. Fences on lots adjacent to common areas are allowed, but such fences must be approved by the Architectural Review Board prior to installation.

- **Amendment 10 dated 3/21/18**

- ARTICLE 1, RESTRICTIONS FOR STORM WATER REGULATIONS. As is stated in the Supplemental Covenants is stricken, deleted, and amended as follows:
  - The following covenants are intended to ensure compliance with State Stormwater Management Permit SW8 01020, as issued by the Division of Water Quality under the Stormwater Management Regulations.
  - The State of North Carolina is made the beneficiary of these covenants to the extent necessary to maintain compliance with the stormwater management permit.
  - These covenants are to run with and be binding on all persons and parties claiming under them.
  - 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.
  - Alteration of the drainage as shown on the approved plan may not take place without the concurrence of the Division of Water Quality; said plan being attached hereto as Attachment B.
  - The maximum allowable built-upon area per lot is listed on Attachment A, Lakes of Lockwood – Lot BUA allocation. This allotted amount includes 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 it is not limited to, structures, asphalt, concrete, gravel, brick, stone, slate, coquina, but does not include raised, open wood decking or the water surface of swimming pools.
  - 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.**
  - 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.
  - **Each lot will maintain a fifty (50) foot wide vegetated buffer between all impervious areas and surface waters.**
  - All roof drains shall terminate at least fifty (50) foot from the mean high-water mark of all surface waters.