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Nash County North Carolina  
Barbara W. Sasser Register of Deeds  
BK 2019 PG 585-586

NORTH CAROLINA

DECLARATION OF PROTECTIVE COVENANTS.  
RESTRICTIONS AND CONDITIONS FOR  
CEDAR RIDGE SUBDIVISION  
SECTION 4

NASH COUNTY

This Declaration of Protective Covenants, Restrictions and Conditions is made this the 4th day of December, 2003 by The Hulsey Company ("Developer");

WITNESSETH:

THAT WHEREAS, Developer did by instrument dated May 30, 2001, recorded in Book 1788, Page 473, Nash County Registry, (the "Declaration") subject lots as shown upon the Plats of Sections 2 and 3, Cedar Ridge Subdivision, recorded in Map Book 29, Page 17, Nash County Registry, and Map Book 29, Pages 85 and 86, Nash County Registry, to certain covenants, restrictions and conditions; and

WHEREAS, Developer by this instrument desires to subject additional real estate hereinafter described to the restrictions, conditions and covenants contained in the Declaration.

NOW, THEREFORE, Developer does hereby subject the following described real estate to the restrictions, conditions, and covenants contained in the Declaration of Restrictive and Protective Covenants and Conditions for Cedar Ridge Subdivision, recorded in Book 1788, Page 473, Nash County Registry, to the same extent as if the covenants, restrictions and conditions contained therein were fully set forth herein, and to the same extent as if the real estate hereinafter described was fully set forth in said Declaration, except as hereinafter specified. The real estate which is hereby subject is described as follows:

BEING all the lots as shown upon Final Plat of Cedar Ridge Subdivision, Phase 4, Section 4, recorded in Map Book 31, Pages 238, 239 and 240, Nash County Registry.

A portion of Lots 21, 22, 23, 24, 25, 26, 27, 41, 42 and 59 as shown upon the aforesaid plat are subject to State Wetland Rules as adopted by the State of North Carolina which prohibit any alteration or fill of the wetlands owners except in accordance with State Wetland Rules pursuant to a permit issued by the State of North Carolina pursuant to an application which names Cedar Ridge as the Subdivision in which the proposed alteration or fill is proposed.

This Notice of Wetland Regulations is issued in accordance with Title 15 NCAC 2 H.0500, and an owner of a lot subject to regulation should not assume an application for future alteration or fill will be approved.

Notwithstanding the provision of Section 3 of the Declaration the heated floor area of any dwelling erected upon a Lot shall, exclusive of porches, carports and garages, contain not less than eighteen hundred (1800) square feet of heated interior space, with not less than one thousand (1000) square feet of heated interior space on the first floor of a dwelling of more than one story.

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IN WITNESS WHEREOF, The Hulsey Company, has executed this Agreement in the manner required by law.

THE HULSEY COMPANY

BY: Carol L. Hulsey  
Vice President

NORTH CAROLINA  
COUNTY OF NASH

I, Will H. Lassiter III, Notary Public, do hereby certify that Carol L. Hulsey personally came before me this day and acknowledged that he/she is <sup>VP</sup>President of The Hulsey Company, a corporation, and that he/she as <sup>VP</sup>President being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and notarial seal, this the 4 day of December, 2003.

Will H. Lassiter III  
Notary Public

My commission expires: \_\_\_\_\_

Will H. Lassiter, III  
Notary Public  
Nash County, N.C.  
My Commission Expires  
02-10-07

NORTH CAROLINA-NASH COUNTY

The foregoing certificate \_\_\_\_\_ of \_\_\_\_\_  
Will H. Lassiter III  
Notary Public

(I/We) certified to be correct. This instrument was presented for registration and recorded in this office on Book 2019 Page 585  
This 4 day of December 2003 at \_\_\_\_\_ o'clock A

Barbara W. Sasser  
BARBARA W. SASSER, REGISTER OF DEEDS  
Asst. Deputy Register of Deeds

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17.00  
KLD