

COMMONWEALTH OF VIRGINIA

DECLARATION OF SUPPLEMENTAL
EASEMENTS AND RESTRICTIVE
COVENANTS

COUNTY OF MECKLENBURG

THIS DECLARATION OF SUPPLEMENTAL EASEMENTS AND RESTRICTIVE COVENANTS for WESTVIEW ON THE LAKE Subdivision, made this 4th day of February 2008, by Bruce Guard Development, LLC, a Virginia Limited Liability Company, herein after referred to as "Declarant".

RECITALS

1. WESTVIEW ON THE LAKE Subdivision is a residential subdivision developed by Declarant, located in the Clarksville District, Mecklenburg County, Virginia.
2. Declarant did by Declaration of Easements and Restrictive Covenants, dated 25 April, 2000, and of record in the Office of the Clerk of the Circuit Court of Mecklenburg County, Virginia in Deed Book 608, page 0320, et seq., place certain easements and restrictive covenants of record, which said easements and covenants are binding upon the residential lots located in WESTVIEW ON THE LAKE Subdivision.
3. That the said Declarant, in said restrictive covenants reserved the right to subject additional land to the terms and conditions of said restrictive covenants and to make the same binding on said additional properties.
4. Declarant did by Declaration of Supplemental Easements and Restrictive Covenants, dated 15 February, 2003, recorded in the aforementioned Clerk's Office as Instrument 050000681, place certain easements and restrictive covenants upon property owned by Declarant known as WESTVIEW ON THE LAKE Subdivision, Phase II, and described as Lots 15 through 23 of Phase II as described on plat recorded as Instrument No. 050000680.
5. That Declarant is the owner of property located on State Route 722 (Cow Road), which said property is to be added to WESTVIEW ON THE LAKE Subdivision, Phase II.
6. Declarant has caused to be formed a nonprofit, nonstock corporation to be known as WESTVIEW ON THE LAKE PROPERTY OWNERS ASSOCIATION (WPOA) for the purposes of collecting yearly assessments and administering the easements and restrictive covenants affecting the subdivision.

7. The parties hereto desire to subject the property owned by Declarant to be known as Lot 25 in the WESTVIEW ON THE LAKE Subdivision, Phase II to the terms and conditions of the aforementioned easements and restrictive covenants which are of record in the aforementioned County Clerk's Office in Deed Book 608, page 0320, et seq.
8. The said property is more accurately described as follows:

All that certain tract or parcel of land located in Clarksville District, Mecklenburg County, Virginia, containing ONE AND THIRTY HUNDREDTHS (1.30) ACRES, more or less, as shown and described on a plat of survey by Crutchfield & Associates, Inc., dated March 17, 2003, File No. 03050.CRD, recorded in the Clerk's Office of the Circuit Court of Mecklenburg County, Virginia in Plat Cabinet No. 1, Slide 364, Page 9.

WITNESSETH

NOW, THEREFORE be it known that Declarant does hereby subject the above described addition to Phase II of WESTVIEW ON THE LAKE Subdivision to those easements and restrictive covenants for WESTVIEW ON THE LAKE Subdivision, which said easements and restrictive covenants are of record in the Office of the Clerk of the Circuit Court of Mecklenburg County, Virginia in Deed Book 608, page 0320, et seq. Said easements and restrictive covenants shall be deemed to be covenants running with the land binding upon the parties hereto, their heirs, successors and assigns. The Declarant is subject to WESTVIEW ON THE LAKE PROPERTY OWNERS ASSOCIATION fees. However, the one-time \$500.00 assessment for the upkeep of WESTVIEW ON THE LAKE Subdivision roads is waived and the Declarant will pay the established fee to incorporate Lot 25 into WESTVIEW ON THE LAKE HOMEOWNERS ASSOCIATION.

FURTHER, future owners of the above described property in WESTVIEW ON THE LAKE Subdivision shall be members of the WESTVIEW ON THE LAKE PROPERTY OWNERS ASSOCIATION with all the benefits and responsibilities thereunto belonging, pursuant to provision of the restrictive covenants governing said subdivision.

Future owners of Lot 25 will be subject to WESTVIEW ON THE LAKE PROPERTY OWNERS ASSOCIATION fees. Additionally, should the owner of Lot 25 opt to use a slip on the homeowner dock, they will be subject to those fees as set out in the Declaration of Easements and Restrictive Covenants recorded in the aforesaid Clerk's Office in Deed Book 608, page 0320. et seq.

ADDITIONAL RESTRICTIONS

1. For Lot 25, the square foot requirements for the residential dwelling house built on said property shall be a minimum of 1,000 square feet on the ground floor level and not less than 2,000 square feet total heated area exclusive of porches, breeze ways, garages, basements and decks. In addition, all dwellings or other structures, or projections therefrom, shall be erected within the boundaries of the setback and back set lines, but no setback line is designated for lots bordering the property of the United States of America, provided the lot owners comply with the regulations of the United States of America acting through the United States Army Corps of Engineers and the Mecklenburg County Subdivision Ordinance. Dwellings, structures or projections therefrom will be placed at a minimum of 40 feet from the side boundary of any lot.
2. For Lot 25, the Dwelling must face State Road 722 (Cow Road). The setback from State Route 722 (Cow Road) shall be a minimum of seventy-five (75) feet.

The Architectural Committee may at it discretion approve other requested home locations.

WITNESS the following signatures and seals:

BRUCE GUARD DEVELOPMENT, LLC
a Virginia Limited Liability Company

Bruce C. Guard (SEAL)
Bruce C. Guard, Manager

STATE OF North Carolina

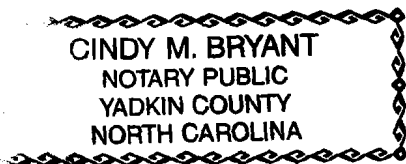
CITY/COUNTY OF Yadkin, to wit:

I, Cindy M Bryant, a Notary Public of and for the aforesaid City/County in the State of NC, do hereby certify that Bruce C. Guard, Manager of Bruce Guard Development, LLC, a Virginia Limited Liability Company, whose name is signed to the foregoing, acknowledged the same before me.

Give under my hand this 17th day of March, 2008.

My commission expires: 8-24-2011

Cindy M Bryant
Notary Public



INSTRUMENT #080001588
RECORDED IN THE CLERK'S OFFICE OF
MECKLENBURG COUNTY ON
APRIL 7, 2008 AT 02:47PM
E. E. COLEMAN, CLERK
RECORDED BY: MEC