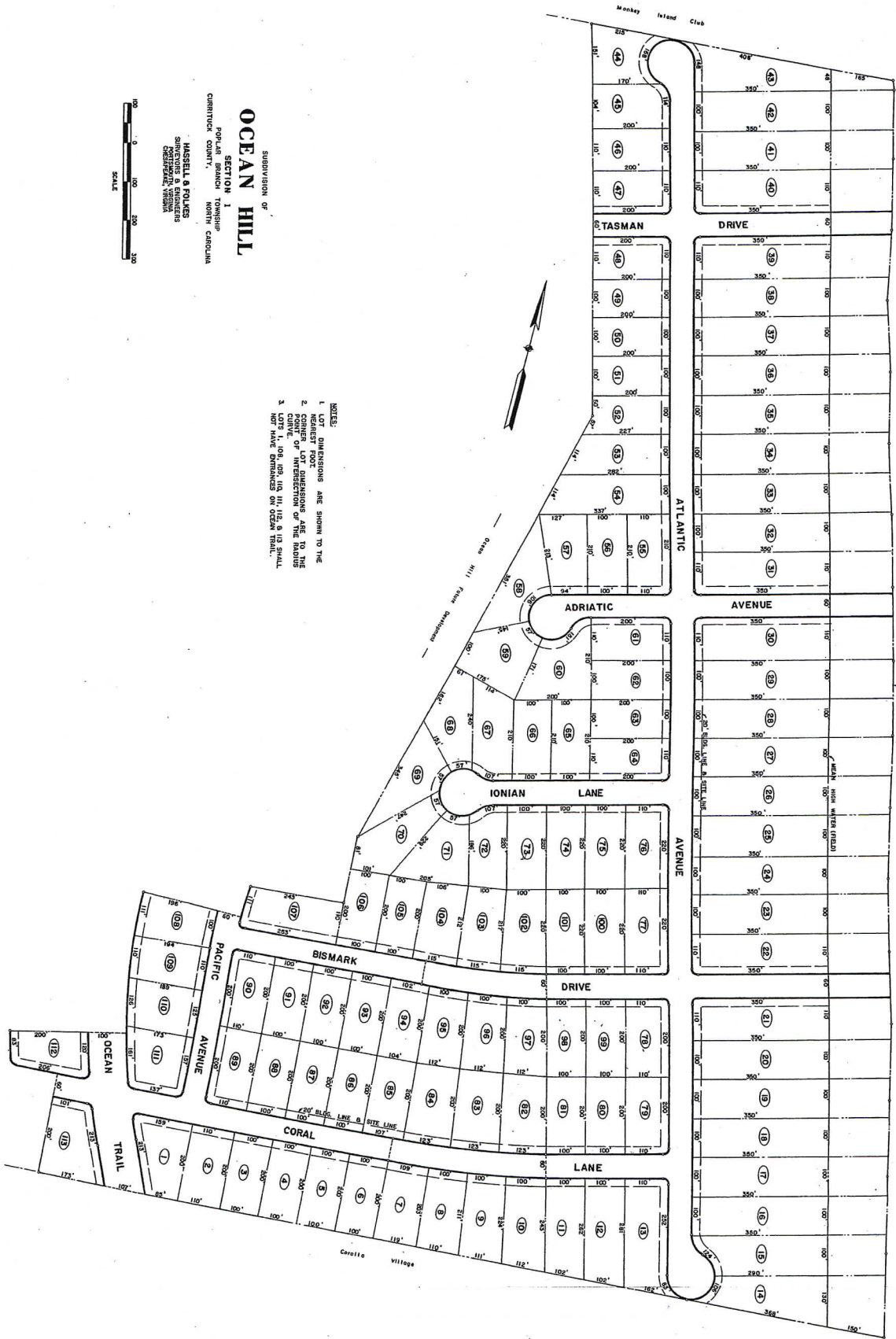


ATLANTIC

MEAN HIGH WATER PLANT

OCEAN



- NOTES:**
1. LOT DIMENSIONS ARE SHOWN TO THE CENTER OF EACH LOT.
 2. CORNER LOT DIMENSIONS ARE TO THE CORNER OF INTERSECTION OF THE ROAD.
 3. LOTS 1, 108, 109, 110, 111, 112, & 113 SHALL NOT HAVE DRAINAGES ON OCEAN TRAIL.

OCEAN HILL

SUBDIVISION OF
 SECTION 1
 POPULAR BRANCH TOWNSHIP
 CURRITUCK COUNTY,
 NORTH CAROLINA

MARSHALL & POWERS
 SURVEYORS & ENGINEERS
 1000 W. MARKET STREET
 RICHMOND, VIRGINIA



OCEAN HILL

SECTION 1

DEED RESTRICTIONS

1. All lots in Ocean Hill, Section 1 shall be used for residential purposes only. No building shall be erected or placed or permitted to remain on any lot other than one detached single family dwelling not to exceed 2 ½ stories in height and a private garage for not more than two cars; provided, however, where two or more contiguous lots are owned by the same person, firm or corporation, a dwelling and private garage as herein provided, may be erected on one or more of the lots and on another contiguous lot there may be erected a detached private garage for not more than two cars in substitution for the attached garage on the principal lot, or a studio for the practice of the arts, such as but not limited to photography, painting, sculpturing, etc. or a horticultural green house for plants and flowers.

2. The design, materials, construction and location on each lot of any home, residence, commercial structure or other permitted building or buildings or the alteration or addition thereto, before the beginning of any work thereon, shall be submitted to the Developers for approval and its approval shall be a condition precedent to the beginning of work on said structure.

3. No building or structure, including porches, shall be erected on lots in Section 1 Ocean Hill nearer than 20 (twenty) feet to the front or side street line nor nearer than 15 feet to any interior side lot line, nor nearer than 30 feet to the rear lot line; provided, however, corner set backs shall be as shown on said plat.

4. No trailer, tent, shack or other temporary building shall be erected or placed on any lot within the subdivision.

5. No single-family dwelling shall be constructed on residential lots in Section 1 Ocean Hill containing less than 1000 square feet of livable floor space. There shall be excluded from the above calculation all wall space, garages, breezeways, unfinished attics and porches even though the breezeway and porches are enclosed.

6. No lot in said subdivision shall be resubdivided or divided so as to form a lot having less area than contained in the original lot, but it is contemplated that Purchasers may purchase one or more lots or portions thereof, provided such lot so assembled shall not be of less area than either of the original lots forming a part thereof.

7. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than 5 square feet advertising the property for sale or rent or signs used by the Developers to advertise the property during the development and sale period.

8. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for any commercial purposes.

9. No lot shall be used or maintained as a dumping ground for rubbish. All trash, garbage or other waste shall be kept in sanitary containers and all incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

10. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

11. No outside toilet shall be erected on said property and all toilets shall be connected with approved sanitary sewerage system.

12. No jetty or fence of any type shall be erected or placed upon said lot except with the prior written approval of Developers and all bulkheads must be of a type approved by the Developers and the Developers prior written approval shall be given prior to the beginning of construction of any bulkhead.

13. Whenever in these restrictions any approval, authority, act or deed is required of the Developers, the same may be taken as done if such approval, authority, act or deed is given or done by an agent authorized to act on behalf of the Developers. Until the Developers file a writing in the Currituck County Register of Deeds Office to the contrary, James H. Kabler or Samuel N. Riggs shall be the agents of the Developers for the purpose of granting approvals, authority, acts and deeds required of the Developers pursuant to these restrictions.

14. The Developers, their successors or assigns, reserve the right to amend, modify or vacate any restriction herein contained whenever the circumstances, in the sole opinion of the Developers, their successors or assigns, warrant such amendment, modification or vacation as being necessary or desirable.