

# WHY GORASCAL?

## unleashing your options

we empower clients with a freedom of choices to find the best rates & fit for each unique scenario.

## refreshingly human

our values of heart, hustle, & ownership mean we'll always fight for you – we treat each loan like it's our mom's.

## a loyal companion

every loan has a dedicated team that goes above & beyond, is available 24/7, and with you every step of the way.



**ROBERT LEONARDO**

Loan Officer    **973-445-7809**  
rleonardo@gorascal.com

ind nmls # 31340  
co nmls # 2072896



## PURCHASES & REFIS

whether you're a first-time buyer, a second or third-time buyer, a veteran, a fixer-upper enthusiast, have low credit, or looking to spend a little more or a little less – we'll find the perfect fit.

conventional • VA • FHA • jumbo  
ARMs • HELOCs • 203k • cash-out

## NON-QM LOANS

non-qualified mortgages use alternative methods to qualify without sacrificing a straightforward process. there are no tax returns involved – perfect for investors & the self-employed.

bank statement • stated income • asset qualifier  
foreign national • investor cash flow • DSCR

a different breed  
of mortgage

## **Standard Features**

**Built with 2x6's**

**Insulation- Whole House including Garage**

**LVT - Entire Home**

**Soft Close Cabinets**

**Granite Countertops**

**Ceiling Fans in all Rooms**

**LED Canned Lights**

**Lighted Vanities in Bathrooms**

**Tankless Hotwater Heater**

**Gas Heatpump**

**Architectural Shingles**

**2 Car Garage**

**All Kitchen Appliances included**

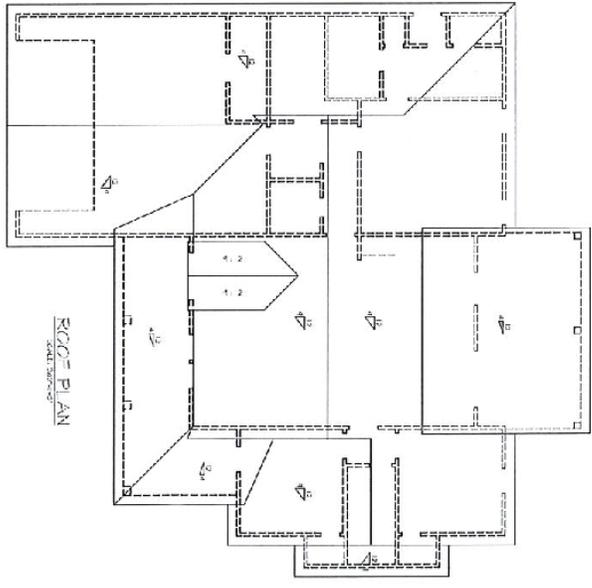
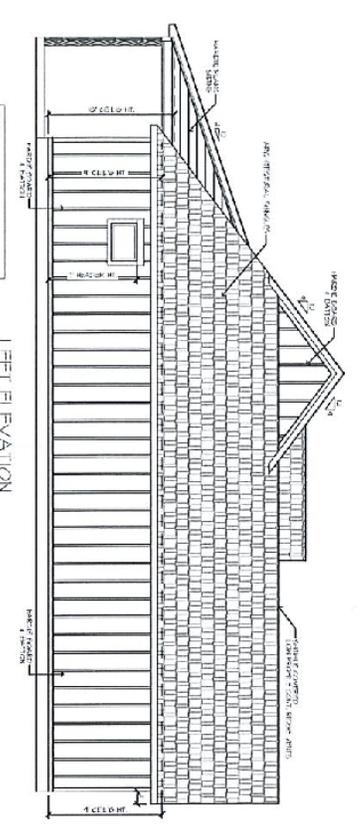
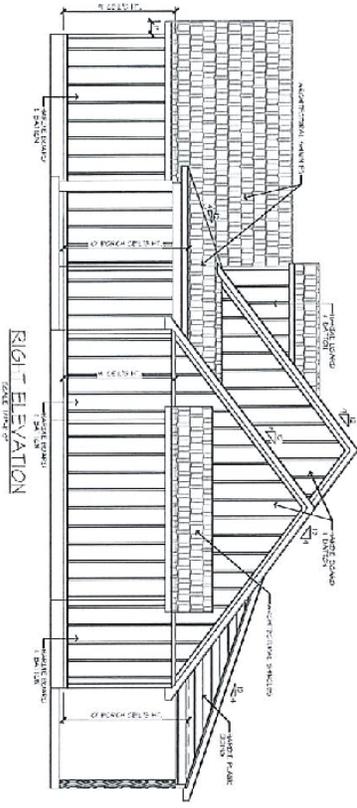
**Belt Driven Garage Door Opener**

**Solid Wood Front Door**









**NOTE:**  
 NO PORTION OF CLEARANCE WIDTHS  
 OF THIS DRAWING ARE TO BE  
 USED FOR ANY OTHER PURPOSE.

**LEFT ELEVATION**  
 SCALE: 1/8"=1'-0"

**RIGHT ELEVATION**  
 SCALE: 1/8"=1'-0"

**ROOF PLAN**  
 SCALE: 1/8"=1'-0"

**MADE BY**  
**PROJECT NUMBER**  
**DATE**

**Important:**  
 Owners should read and understand all conditions, restrictions, and limitations before signing this contract. Any portion of this contract which is not printed in boldface type shall be null and void.

MADDEN HOME DESIGN, LLC NOT BEING AN ARCHITECTURAL OR ENGINEERING FIRM, ASSUMES NO LIABILITY FOR STRUCTURAL OR ANCHORING DESIGN. INTEREST, ERECT, ERECT, HAS BEEN MADE TO INSURE ALL PERSONS ARE COVERED AND ENVIRONMENTAL RISKS ARE COVERED. IF AN ERROR OR OMISSION OCCURS, IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND NOT THE RESPONSIBILITY OF THE ARCHITECTURAL DESIGNER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF DIMENSIONS IN THE FIELD AND SHALL BE SOLELY RESPONSIBLE FOR THE INTERNATIONAL RESIDENTIAL CODE 2008.

**MADDEN**  
 HOME DESIGN

**A | B D.**

Program No. SH0000000001  
 DATE: 01/17/2002  
 DRAWN BY: MADDEN  
 DESIGNED BY: MADDEN

Scale: 1/8"=1'-0"  
**ELEVATIONS & ROOF PLAN**  
 U Planning, Inc.  
 1400 S. 10th St.  
 A3.0  
 Copyright 2002



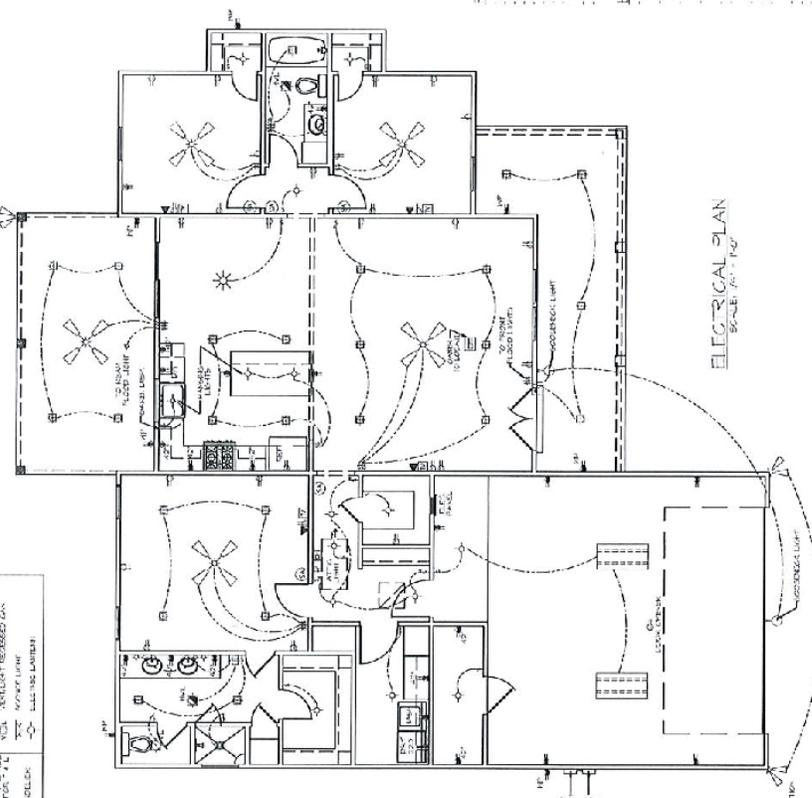


MADE IN CANADA  
 1-800-387-2222  
 1-800-387-2222  
 1-800-387-2222

**Important:**  
 Contractors should verify all work with the  
 manufacturer's instructions and specifications.  
 Do not proceed with work until all necessary  
 approvals are received.

**Electrical Symbol Legend**

1. 200V 1-Phase, 3-Wire, 3-Phase	2. 200V 1-Phase, 2-Wire, 3-Phase	3. 200V 1-Phase, 2-Wire, 3-Phase	4. 200V 1-Phase, 2-Wire, 3-Phase	5. 200V 1-Phase, 2-Wire, 3-Phase
6. 200V 1-Phase, 2-Wire, 3-Phase	7. 200V 1-Phase, 2-Wire, 3-Phase	8. 200V 1-Phase, 2-Wire, 3-Phase	9. 200V 1-Phase, 2-Wire, 3-Phase	10. 200V 1-Phase, 2-Wire, 3-Phase
11. 200V 1-Phase, 2-Wire, 3-Phase	12. 200V 1-Phase, 2-Wire, 3-Phase	13. 200V 1-Phase, 2-Wire, 3-Phase	14. 200V 1-Phase, 2-Wire, 3-Phase	15. 200V 1-Phase, 2-Wire, 3-Phase
16. 200V 1-Phase, 2-Wire, 3-Phase	17. 200V 1-Phase, 2-Wire, 3-Phase	18. 200V 1-Phase, 2-Wire, 3-Phase	19. 200V 1-Phase, 2-Wire, 3-Phase	20. 200V 1-Phase, 2-Wire, 3-Phase
21. 200V 1-Phase, 2-Wire, 3-Phase	22. 200V 1-Phase, 2-Wire, 3-Phase	23. 200V 1-Phase, 2-Wire, 3-Phase	24. 200V 1-Phase, 2-Wire, 3-Phase	25. 200V 1-Phase, 2-Wire, 3-Phase
26. 200V 1-Phase, 2-Wire, 3-Phase	27. 200V 1-Phase, 2-Wire, 3-Phase	28. 200V 1-Phase, 2-Wire, 3-Phase	29. 200V 1-Phase, 2-Wire, 3-Phase	30. 200V 1-Phase, 2-Wire, 3-Phase
31. 200V 1-Phase, 2-Wire, 3-Phase	32. 200V 1-Phase, 2-Wire, 3-Phase	33. 200V 1-Phase, 2-Wire, 3-Phase	34. 200V 1-Phase, 2-Wire, 3-Phase	35. 200V 1-Phase, 2-Wire, 3-Phase
36. 200V 1-Phase, 2-Wire, 3-Phase	37. 200V 1-Phase, 2-Wire, 3-Phase	38. 200V 1-Phase, 2-Wire, 3-Phase	39. 200V 1-Phase, 2-Wire, 3-Phase	40. 200V 1-Phase, 2-Wire, 3-Phase
41. 200V 1-Phase, 2-Wire, 3-Phase	42. 200V 1-Phase, 2-Wire, 3-Phase	43. 200V 1-Phase, 2-Wire, 3-Phase	44. 200V 1-Phase, 2-Wire, 3-Phase	45. 200V 1-Phase, 2-Wire, 3-Phase
46. 200V 1-Phase, 2-Wire, 3-Phase	47. 200V 1-Phase, 2-Wire, 3-Phase	48. 200V 1-Phase, 2-Wire, 3-Phase	49. 200V 1-Phase, 2-Wire, 3-Phase	50. 200V 1-Phase, 2-Wire, 3-Phase
51. 200V 1-Phase, 2-Wire, 3-Phase	52. 200V 1-Phase, 2-Wire, 3-Phase	53. 200V 1-Phase, 2-Wire, 3-Phase	54. 200V 1-Phase, 2-Wire, 3-Phase	55. 200V 1-Phase, 2-Wire, 3-Phase
56. 200V 1-Phase, 2-Wire, 3-Phase	57. 200V 1-Phase, 2-Wire, 3-Phase	58. 200V 1-Phase, 2-Wire, 3-Phase	59. 200V 1-Phase, 2-Wire, 3-Phase	60. 200V 1-Phase, 2-Wire, 3-Phase
61. 200V 1-Phase, 2-Wire, 3-Phase	62. 200V 1-Phase, 2-Wire, 3-Phase	63. 200V 1-Phase, 2-Wire, 3-Phase	64. 200V 1-Phase, 2-Wire, 3-Phase	65. 200V 1-Phase, 2-Wire, 3-Phase
66. 200V 1-Phase, 2-Wire, 3-Phase	67. 200V 1-Phase, 2-Wire, 3-Phase	68. 200V 1-Phase, 2-Wire, 3-Phase	69. 200V 1-Phase, 2-Wire, 3-Phase	70. 200V 1-Phase, 2-Wire, 3-Phase
71. 200V 1-Phase, 2-Wire, 3-Phase	72. 200V 1-Phase, 2-Wire, 3-Phase	73. 200V 1-Phase, 2-Wire, 3-Phase	74. 200V 1-Phase, 2-Wire, 3-Phase	75. 200V 1-Phase, 2-Wire, 3-Phase
76. 200V 1-Phase, 2-Wire, 3-Phase	77. 200V 1-Phase, 2-Wire, 3-Phase	78. 200V 1-Phase, 2-Wire, 3-Phase	79. 200V 1-Phase, 2-Wire, 3-Phase	80. 200V 1-Phase, 2-Wire, 3-Phase
81. 200V 1-Phase, 2-Wire, 3-Phase	82. 200V 1-Phase, 2-Wire, 3-Phase	83. 200V 1-Phase, 2-Wire, 3-Phase	84. 200V 1-Phase, 2-Wire, 3-Phase	85. 200V 1-Phase, 2-Wire, 3-Phase
86. 200V 1-Phase, 2-Wire, 3-Phase	87. 200V 1-Phase, 2-Wire, 3-Phase	88. 200V 1-Phase, 2-Wire, 3-Phase	89. 200V 1-Phase, 2-Wire, 3-Phase	90. 200V 1-Phase, 2-Wire, 3-Phase
91. 200V 1-Phase, 2-Wire, 3-Phase	92. 200V 1-Phase, 2-Wire, 3-Phase	93. 200V 1-Phase, 2-Wire, 3-Phase	94. 200V 1-Phase, 2-Wire, 3-Phase	95. 200V 1-Phase, 2-Wire, 3-Phase
96. 200V 1-Phase, 2-Wire, 3-Phase	97. 200V 1-Phase, 2-Wire, 3-Phase	98. 200V 1-Phase, 2-Wire, 3-Phase	99. 200V 1-Phase, 2-Wire, 3-Phase	100. 200V 1-Phase, 2-Wire, 3-Phase



**ELECTRICAL PLAN**  
 SCALE: 1/8" = 1'-0"

**PLEASE REFER TO THE FOLLOWING:**

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN ELECTRICAL CODE (CEC) AND THE CANADIAN FIRE ALARM AND SIGNAL CODE (CFAS).
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S ELECTRICAL CODE.
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S FIRE ALARM AND SIGNAL CODE.
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S BUILDING CODE.
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S ZONING BY-LAW.
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S PLANNING AND DEVELOPMENT ACT.
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S UTILITIES BY-LAW.
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S WATER AND SEWERAGE BY-LAW.
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL MUNICIPALITY'S LAND USE AND DEVELOPMENT ACT.

**ELECTRICAL NOTES:**

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN ELECTRICAL CODE (CEC) AND THE CANADIAN FIRE ALARM AND SIGNAL CODE (CFAS).
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**Project No. SHADWICHES**  
 DATE: JULY 27, 2009  
 DRAWN BY: Steven Madden  
 DESIGNED BY: Steven Madden

**ELECTRICAL PLAN**  
 Sheet: 1 of 1  
 E1.0



430369

ALBEMARLE REGIONAL HEALTH SERVICES  
Partners in Public Health

Construction Authorization  
(Required for building permit)

The construction and installation requirements of rules based on 15A-NCDC18E by reference into this permit shall be set. Systems shall be installed in accordance with the attached system layout.

Issued to: Robert Leonardo County: Perquimans  
Property Location: Lot 4 5003220185 W - Lot 4  
Hampton Roads Subdivision

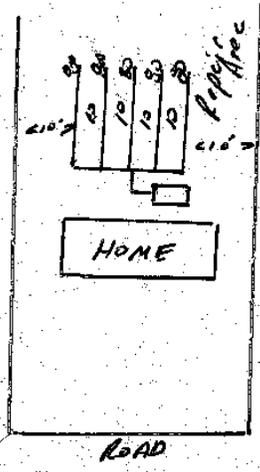
Facility Type: Home  New  Expansion  Repair  
Basement?  Yes  No Basement Fixtures?  Yes  No  
Type of Wastewater System: 500 Line (Initial) Wastewater Flow: 360  
See Notes below if applicable 360 GPM (Repair)

Installation Requirements/Conditions

Septic Tank size: 1000 gallons Total Trench Length: 400 Feet Trench Spacing: 10 Feet on center  
Pump Tank Size: 4A gallons Trenches shall be installed on center: 2 Soil Cover: 12 Inches  
Maximum trench depth of: 18 inches Maximum soil cover shall not exceed  
Pump Requirements: N/A ft TDH vs GPM (trench bottoms shall be level to 1/8-1/4 1/8" above each trench bottom)  
Aggregate Depth: 6 above pipe 6 below pipe 12 inches total  
Conditions: 5 pipes D-Box -10' covers Bank 11 1/2" with SAND

30' long 1000 gal Tank - 3' Trench Level slope to promote drainage  
IF APPLICABLE, I understand that the system type specified is different from the type specified on the application. I accept the specifications of this permit. Date: \_\_\_\_\_  
Customer/Legal representative: \_\_\_\_\_

This Construction Authorization is subject to revocation if the site plan, plat or the intended use changes. Construction Authorization shall not be transferred when there is a change in ownership of the site. This Construction authorization is subject to compliance with the provisions of the laws and rules for Sewage Treatment and disposal and to the conditions of this permit.



- Note all setbacks and information on back of Permit  
- See attached Plat

Authorized Agent: [Signature]  
Approved: \_\_\_\_\_  
Drawing is not to scale

Date: 11-8-24  
Date: \_\_\_\_\_

**THE AUTHORIZATION FOR WASTEWATER SYSTEM CONSTRUCTION (CONSTRUCTION AUTHORIZATION) SHALL BE VALID FOR A PERIOD OF 60 MONTHS AFTER THE DATE OF ISSUANCE.**

The issuance of the Improvement Permit or Construction Authorization in no way guarantees the issuance of other local, state or federal permits.

Wastewater systems and water supplies shall meet state and/or local regulations.

NO CHANGES IN THIS DOCUMENT ARE ALLOWED UNLESS PRIOR APPROVAL IS OBTAINED FROM THE HEALTH DEPARTMENT. IF THE INFORMATION SUBMITTED IN THE APPLICATION FOR THE IMPROVEMENT PERMIT OR CONSTRUCTION AUTHORIZATION IS FOUND TO BE INCORRECT, CHANGED OR IF THE SITE IS ALTERED, THE IMPROVEMENT PERMIT OR CONSTRUCTION AUTHORIZATION SHALL BECOME INVALID AND MAY BE SUSPENDED OR REVOKED.

When contacting the Environmental Health office concerning this document, be sure to know the application number. The number must be used in all inquiries and inspection requests.

The Environmental Health Staff can be located at the following telephone numbers between 8:00 am and 5:00 pm, Monday through Friday, except holidays. The office telephone numbers are:

Camden .....	(252) 338-4460	Pasquotank.....	(252) 338-4490
Chowan .....	(252) 482-1199	Perquimans.....	(252) 426-2100
Currituck .....	(252) 252-6603	Bertie .....	(252) 794-5322
Hertford .....	(252) 862-4054	Gates.....	(252) 357-1380

Wastewater system installers are responsible for notifying the Environmental Health offices for Final inspections. Wastewater Systems Must be inspected and approved by a representative of the Environmental Health staff before any portion of the installation is covered and/or used.

ISSUANCE OF AN OPERATIONS PERMIT SHALL INDICATE THE WASTEWATER SYSTEM HAS BEEN CONSTRUCTED TO THE STANDARDS SET FORTH IN THE REGULATIONS BUT SHALL IN NO WAY BE TAKEN AS A GUARANTEE THAT THE SYSTEM WILL FUNCTION SATISFACTORILY FOR ANY GIVEN PERIOD OF TIME.

Wastewater systems shall be operated and maintained in such a manner as to not create a public health hazard. Septic tanks should be pumped out every 3 to 5 years by a permitted pumper. PLEASE CONSERVE WATER!

**Minimum Distances\***

Ground Absorption Wastewater systems to:		Private Wells to:	
1. Private Water Supply Sources	100'	1. Wastewater systems	100'
2. Public Water supply sources	100'	2. Building foundations	25'
3. Coastal waters (mean high water mark)	50'	3. Surface Waters	50'
4. Streams, canals, marshes, or Other surface waters	50'	4. Property Lines	10'
5. Lakes and Ponds	50'		
6. Groundwater lowering ditches and Devices	25'	*Variances can be given on some distances; please call the Environmental Health office if you feel a variance is necessary.	
7. Embankments or cuts	15'		
8. Swimming Pools	15'		
9. Property Lines	10'		
10. Waterlines	10'		
11. Building Foundations	5'		

Septic tanks, nitrification fields and repair areas shall not be located under paved areas or areas subject vehicular traffic.

GENERAL NOTES:

- OWNER/DEVELOPER: LDCI, LLC 107 FARMER LINE DRIVE NEWPORT, NC 28570
- SITE INFORMATION: PIN: S-0005-05-W D.B. 541, PG. 461 P.C. 2, S. 152, MAP #7 PARCEL AREA: 12.99 ACRES ZONING: R-1 (LOW DENSITY RESIDENTIAL)
- TOTAL NUMBER OF LOTS: 17 MINIMUM LOT SIZE: 20,000 SF TOTAL AREA: 11.24 ACRES FRONT OR REAR YARD: 17.4 ACRES OPEN SPACE: 0.91 ACRES (100.70 SQ. FT. UPLAND) (116.57 SQ. FT. WETLANDS)
- MINIMUM SETBACKS: FRONT: 10' SIDE YARD: 10' REAR YARD (CORNER): 20' REAR YARD: 30'
- DRAINAGE EASEMENTS ARE AS FOLLOWS (UNLESS OTHERWISE SPECIFIED): 10' OR 20' SIDE LOT LINES 20' ALONG REAR LOT LINES
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- AREA COMPUTED BY USING COORDINATE METHOD.
- THERE ARE NO U.S. MONUMENTS WITHIN 2,000' OF THE SITE.
- SITE IS LOCATED IN FLOOD ZONES "V" & "SHADW" AS SHOWN ON THE FIRM PANEL 3700000R, DATED DECEMBER 21, 2018. SUBJECT TO CHANGE BY FEMA.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO VERIFY ALL BUILDING SETBACKS AND RESTRICTIVE COVENANTS PRIOR TO CONSTRUCTION.
- SURVEY PERFORMED WITHOUT ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION (RESIDITION) OF THE TOWN OF WINFALL AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISH MINIMUM BUILDING SETBACK LINES AND DESIGN ALL STREETS, ALLEYS, WALKS, SIDEWALKS, WATER LINES, PAVES AND OTHER STREETS AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: *J. L. L.* DATE: 12-5-24

CERTIFICATE OF WARRANTY

I HEREBY CERTIFY THAT I KNOW OF NO DEFECTS FROM ANY CAUSE, AND WILL FULLY WARRANT ALL IMPROVEMENTS WHICH HAVE BEEN INSTALLED TO BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THIS DATE. ANY IMPROVEMENTS YET TO BE INSTALLED, I SHALL FULLY WARRANT IN THE SAME MANNER FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF RELEASE OF GUARANTEES. IN THE EVENT THAT DEFECTS ARE DISCOVERED IN ANY SUCH IMPROVEMENTS DURING THE WARRANTY PERIOD, I SHALL REPLACE AND/OR REPAIR THE EFFECTIVE IMPROVEMENT AT MY OWN EXPENSE.

DEVELOPER/PROPERTY OWNER: *J. L. L.* DATE: 12-5-24

CERTIFICATE OF OPEN SPACE

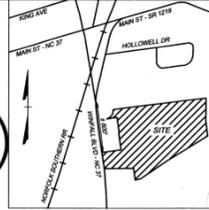
DEDICATION, USE, OWNERSHIP, AND MAINTENANCE OF THE OPEN SPACE SHALL BE AS REQUIRED BY WINFALL ZONING ORDINANCE.

OWNER: *J. L. L.* DATE: 12-5-24

I, JASON A. MIZELLE, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDS IN DEED BOOK 447, PAGE 445, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SHOWN FROM INFORMATION PLANS IN THE RELEVANT SHOWING RECORDS THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15,000. THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 17-30 AS AMENDED.

1711.4. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 11TH DAY OF NOVEMBER, 2024.



VICINITY MAP (NOT TO SCALE)

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	20.00'	19.21'	48.17'	274°30'	N17°31'E	36.36'
C2	80.00'	78.54'	80.00'	80°00'	N17°32'E	70.71'
C3	35.00'	24.51'	12.70'	47°00'	N17°04'W	24.81'
C4	80.00'	207.00'	59.50'	280°14'	N17°32'E	78.64'
C5	35.00'	24.51'	12.70'	47°00'	S17°32'E	24.81'
C6	80.00'	78.54'	80.00'	80°00'	S17°32'E	70.71'
C7	35.00'	24.51'	12.70'	47°00'	N17°32'E	24.81'
C8	80.00'	207.00'	59.50'	280°14'	S17°32'E	78.64'
C9	35.00'	24.51'	12.70'	47°00'	S17°32'E	24.81'
C10	280.00'	118.63'	88.70'	80°00'	S17°32'W	118.01'
C11	80.00'	40.87'	36.90'	72°00'	N17°32'W	38.44'
C12	80.00'	40.87'	36.90'	84°00'	N17°32'E	40.88'
C13	80.00'	40.87'	36.90'	84°00'	N17°32'E	40.88'
C14	80.00'	40.87'	36.90'	84°00'	S17°32'E	40.88'
C15	80.00'	40.87'	36.90'	84°00'	S17°32'E	40.88'
C16	80.00'	40.87'	36.90'	84°00'	S17°32'E	40.88'
C17	80.00'	40.87'	36.90'	84°00'	S17°32'E	40.88'
C18	80.00'	78.54'	47.91'	80°00'	S17°32'E	88.82'
C19	80.00'	78.54'	47.91'	80°00'	S17°32'E	88.82'
C20	35.00'	10.24'	5.16'	19°00'	N17°32'W	10.21'
C21	35.00'	10.24'	5.16'	19°00'	N17°32'W	10.21'
C22	280.00'	13.87'	8.77'	270°00'	S17°32'W	13.88'
C23	280.00'	13.87'	8.77'	270°00'	S17°32'W	13.88'
C24	280.00'	13.87'	8.77'	270°00'	S17°32'W	13.88'

CERTIFICATE OF APPROVAL, MAJOR SUBDIVISION

THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE PROVISIONS OF THE WINFALL SUBDIVISION ORDINANCE AND PROVIDED THAT IT IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS WITHIN 60 DAYS OF FINAL APPROVAL BY THE TOWN COUNCIL.

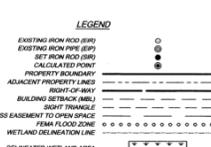
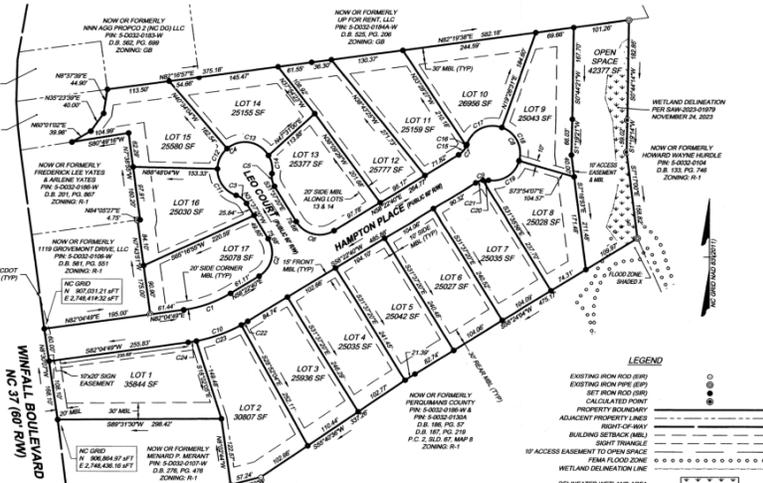
PLANNING & ZONING ADMINISTRATOR: *[Signature]* DATE: 12-5-2024

CERTIFICATE OF DISCLOSURE OF PUBLIC PURCHASE  
THIS SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE PROVISIONS OF THE WINFALL SUBDIVISION ORDINANCE AND PROVIDED THAT IT IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS WITHIN 60 DAYS OF FINAL APPROVAL BY THE TOWN COUNCIL.

REVIEW OFFICER OF PERQUIMANS COUNTY: *[Signature]* DATE: 12-5-2024

RECORDING OFFICER: *[Signature]* DATE: 12-5-2024

This document generated and filed:  
12/05/2024 04:30:37 PM  
By: *[Signature]*  
JACQUELINE S. PIERSON, PERQUIMANS COUNTY, NC  
Fee: \$21.00



FINAL PLAN OF  
**HAMPTON ROADS SUBDIVISION**

BEING PROPERTY DESCRIBED IN RECOMBINATION SURVEY OF PEARMY BEING CONVEYED TO MAP P.C. S. 3.D. 1817 TOWN OF WINFALL, FARMVILLE TOWNSHIP, PERQUIMANS COUNTY, NORTH CAROLINA

**TIMMONS GROUP**  
1805 West City Drive, Unit E, Elizabeth City, NC 27909  
TEL: 252.621.5030 www.timmons.com  
North Carolina License Number C-1652

SCALE: 1"=100'  
SCALE: FILE NO. DATE OF SURVEY: DRAWN DATE: CHECKED DATE:  
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**HREM FILE 41533-0.WBM**

## **DECLARATION OF HAMPTON ROADS SUBDIVISION, A PLANNED COMMUNITY**

*PLAT OF HAMPTON ROADS SUBDIVISION RECORDED IN PLAT CABINET 4, SLIDE 381, OF  
THE PERQUIMANS COUNTY PUBLIC REGISTRY*

State of North Carolina, County of Perquimans

**THIS DECLARATION OF HAMPTON ROADS SUBDIVISION, A PLANNED COMMUNITY** is made this the 8<sup>th</sup> day of December, 2025, by LDCT LLC, a North Carolina limited liability company (hereinafter referred to as "Declarant").

### ARTICLE 1

DEFINITIONS. ....	4
Section 1.1 Definitions.. ....	4
Section 1.2. Additional Definitions.....	4

### ARTICLE 2

MEMBERSHIP, VOTING RIGHTS AND GOVERNANCE OF THE ASSOCIATION.....	6
Section 2.1 Membership.. ....	6
Section 2.2. Voting Rights.....	6
Section 2.3. Governance. ....	6
Section 2.4. Turnover.....	6

### ARTICLE 3

PROPERTY RIGHTS IN THE COMMON ELEMENTS. ....	7
Section 3.1. Owners' Easements Of Enjoyment In The Common Elements.....	7

Section 3.2. Title to the Common Elements..... 7  
 Section 3.3 Limitation of Owners' Easements.. 7  
 Section 3.4. Easement For Utilities... 8  
 Section 3.5. Easement For Governmental, Health, Water, Sanitation, And Emergency Services. .... 8  
 Section 3.6. Maintenance Easement.. 8  
 Section 3.7 Environmental Easements... 8

ARTICLE 4  
 COVENANT FOR ASSESSMENT OF COMMON EXPENSES..... 8  
 Section 4.1. Creation Of The Lien And Personal Obligation Of Common Expenses..... 8  
 Section 4.2. Purpose Of Assessments. .... 9  
 Section 4.3. Assessment And Lien For Assessment.. .... 9  
 Section 4.4. Basis And Amount Of The Periodic And Special Assessments.. .... 9  
 Section 4.5. Special Assessments.. .... 9  
 Section 4.6. Effect Of Non-Payment Of Assessment; The Personal Obligation Of the Owner; The Lien; Remedies Of The Association; Late Fee..... 10  
 Section 4.7 Subordination of The Lien to Mortgage. .... 10

ARTICLE 5  
 RESERVATION OF SPECIAL DECLARANT RIGHTS..... 10  
 Section 5.1. Declaration of Special Declarant Rights.. .... 10  
     Section 5.1.1. Rights Listed in the Act. .... 10  
     Section 5.1.2. Addition To Or Deletion From Common Elements; Easements... 10  
     Section 5.1.3. Easement For Declarant... 10  
     Section 5.1.4. Changes In Boundaries; Additions To Designated Common Elements.. 11  
     Section 5.1.5. Development Right. .... 11  
     Section 5.1.6. Planned Improvements... 11  
     Section 5.1.7. Sales And Construction... 11

ARTICLE 6  
 MAINTENANCE OF PLANNED COMMUNITY..... 11  
 Section 6.1 Maintenance Responsibilities of Owners..... 11  
 Section 6.2 Maintenance Action by the Association..... 11  
 Section 6.3 Assessment for Association Maintenance of Owner's Lots or Dwelling... 11  
 Section 6.4 Maintenance of Common Elements. .... 12  
 Section 6.5. Insurance Of Common Elements..... 12

ARTICLE 7  
 COMMON ELEMENTS. .... 12  
 Section 7.1. Management... 12  
 Section 7.2 Duties And Powers. . 12  
 Section 7.3. Restraint On Transfer.. 12  
 Section 7.4. Rules And Regulation... 12  
 Section 7.5. Condemnation Of Common Elements... 13  
 Section 7.6. Limited Common Elements... 13  
 Section 7.7. Storage Facilities. .... 13

ARTICLE 8

AFFIRMATIVE ARCHITECTURAL AND LANDSCAPING CONDITIONS. . . . . 13

Section 8.1 Purpose.. . . . 13

Section 8.2. Architectural Control Committee. . . . . 13

Section 8.4 Code of Architectural and Landscaping Policies and Procedures. . . . . 14

Section 8.5 Siting and Location. . . . . 14

Section 8.6. Construction. . . . . 14

Section 8.7 Completion... . . . . 15

Section 8.8. Landscaping... . . . . 15

Section 8.9 Approval Not A Guarantee. . . . . 15

ARTICLE 9

RESTRICTIONS ON USE AND RIGHTS OF THE ASSOCIATION AND OWNERS. . . . . 16

Section 9.1. Permissible Uses.. . . . 16

Section 9.2 Division of Lots.. . . . 16

Section 9.3 Minimum Square Feet In Dwelling.. . . . 16

Section 9.4 Animals and Pets.. . . . 16

Section 9.5. Utilities and Easement. . . . . 16

Section 9.6 Satellite Dishes and Antennas. . . . . 16

Section 9.7 Temporary Structures. . . . . 16

Section 9.8. Fences and Mailboxes.. . . . 16

Section 9.9. Garbage And Storage Receptacles... . . . . 17

Section 9.10 Offensive And Illegal Activities... . . . . 17

Section 9.11 Outside Burning.. . . . 17

Section 9.12. Discharge Of Firearms... . . . . 17

Section 9.13 Motorized Vehicles... . . . . 17

Section 9.14 Signs.. . . . 17

Section 9.15. Sales And Construction... . . . . 18

Section 9.16. Time Shares... . . . . 18

Section 9.17 Storm Water Runoff Rule Compliance... . . . . 18

ARTICLE 10

GENERAL PROVISIONS AND ENFORCEMENT. . . . . 19

Section 10.1. Duration... . . . . 19

Section 10.2 Rules And Regulations... . . . . 19

Section 10.3 Enforcement.. . . . 19

Section 10.4. No Trespass... . . . . 19

Section 10.5 Interpretations... . . . . 19

Section 10.6 Severability. . . . . 20

Section 10.7 Notices.. . . . 20

Section 10.8. Amendments.. . . . 20

### **RECITALS**

Declarant is the owner of certain real property located in Perquimans County, North Carolina, which is described in **EXHIBIT A** attached and hereby incorporated by reference (refer to Page 1 of this Declaration for the recording information for the Plats) (the "**Property**").

Declarant desires to subject the Property to the provisions of this Declaration and to develop the Property under the name of **Hampton Roads Subdivision** and desires to create thereon a planned community (the "**Planned Community**") together with streets, roads, footways, open spaces, entrances, drainage facilities, access easements, signage, recreation area(s), and any other property located within the Planned Community for the benefit of the Planned Community; and

Declarant desires to provide for the preservation of the values and amenities in the Planned Community and for the maintenance of the Planned Community and, to this end, desires to subject the real property described on the attached **EXHIBIT A** to the covenants, conditions, restrictions, easements, charges and liens, hereinafter set forth, each and all of which is, and are, for the benefit of all said real property and each owner of a portion thereof; and

Declarant has deemed it desirable, for the efficient preservation of the values and amenities in the Planned Community, to create an organization to which should be delegated and assigned the powers of maintaining and administering the Planned Community and facilities, administering and enforcing the covenants, conditions and restrictions, and collecting and disbursing the assessments and charges hereinafter created; and

Declarant has or will cause to be incorporated under the laws of the State of North Carolina a nonprofit corporation, **Hampton Roads Subdivision Homeowners Association, Inc. (formerly known as The Roads At Winfall Homeowners Association, Inc.)** (the "**Association**"), for the purpose of exercising the functions contained in this Declaration, the Bylaws, and its Articles of Incorporation; and

Declarant anticipates, that the Common Elements shown on all of the current and future recorded plats of the Planned Community subject to this Declaration will be conveyed by Declarant to the Association.

**NOW, THEREFORE**, Declarant does hereby declare that all of the property described herein, together with any additional property which it may hereafter add by supplement to this Declaration, shall be held, transferred, conveyed, occupied and used subject to the following easements, covenants, conditions, restrictions, liens and charges which shall run with the title to the real property and which shall be binding upon and inure to the benefit of all of the parties having any right, title or interest in the above described properties, their heirs, successors and assigns.

### **ARTICLE 1 DEFINITIONS**

**Section 1.1 Definitions.** The definitions contained in Section 47F-1-103 of the Act shall apply to this Declaration and to the Planned Community.

**Section 1.2. Additional Definitions.** The following words when used in this Declaration shall have the following meaning:

1.2.1. **“Architectural Control Committee”** or **“ACC”** or **“Committee”** shall mean the Committee appointed by the Board for the purpose of establishing and enforcing the architectural standards of the Planned Community.

1.2.2. **“Articles”** means the Articles of Incorporation of Hampton Roads Subdivision Homeowners Association, Inc. (Formerly known as The Roads at Winfall Homeowners Association, Inc.).

1.2.3. **“Assessment”** shall mean an Owner’s share of the common expenses or charges established by the Association, and as hereinafter defined.

1.2.4. **“Association”** shall mean the Hampton Roads Subdivision Homeowners Association, Inc. (formerly known as The Roads at Winfall Homeowners Association, Inc.), a nonprofit corporation whose purpose is or will be, among other things, to administer the property which is subject to this Declaration.

1.2.5. **“Board”** or **“Executive Board”** means the Board of Directors of the Association.

1.2.6. **“Bylaws”** shall mean the Bylaws of the Association.

1.2.7. **“Common Expenses”** shall mean all expenditures made by the Association in carrying out its duties together with all funds assessed by the Association for the creation, maintenance, and allocation of reserve under this Declaration.

1.2.8. **“Developed”**, except as otherwise explained herein, shall mean that a parcel of property has been granted subdivision approval by Perquimans County, and a subdivision plat has been recorded in the Register of Deeds of Perquimans County.

1.2.9. **“Declarant”** shall mean LDCT, LLC, a North Carolina limited liability company, as well as their successors and assigns. The Declarant may assign or pledge any or all of its rights reserved under the land use documents through an assignment or in an instrument of conveyance or assignment.

1.2.10. **“Declaration”** shall mean this document which includes the Covenants, Conditions and Restrictions for **Hampton Roads Subdivision**, together with all amendments which may be filed in the Office of the Register of Deeds of Perquimans County, North Carolina.

1.2.11. **“Dwelling”** shall mean any dwelling quarters in a detached building for which a permit of occupancy has been issued pursuant to this Declaration. There shall be only one Dwelling per Lot.

1.2.12. **“Lot”** shall mean any unimproved parcel of land within the Planned Community, including future phases added to the Planned Community after recordation of the Declaration, to be used exclusively for a single family, detached Dwelling. A parcel of land shall be deemed a Lot rather than a Dwelling until the improvements constructed thereon are sufficiently completed to reasonably permit habitation thereof. Upon completion of the building and the issuance of the occupancy permit, the Lot and the improvements thereon shall collectively be considered a **“Dwelling”** for purposes of this Declaration.

1.2.13. **“Occupant”** shall be any person including, without limitation, any Owner, family member, guest, invitee, lessee, or tenant of an Owner occupying or otherwise using a Dwelling within the Planned Community.

1.2.14. **“Owner”** shall have the same meaning as “Lot Owner” as defined in Section 47F-1-103 of the Act.

1.2.15. **“Planned Community”** shall mean the property described on the attached **EXHIBIT A** together with all improvements located or constructed thereon. It shall also refer to any additional property which may hereafter be made subject to this Declaration

1.2.16. **“Person”** shall mean a Natural Person, Corporation, Partnership, Association, Trust or other legal entity, or any combination thereof.

1.2.17. **“Rules”** shall mean any and all regulations of the Association promulgated by the Executive Board pursuant to its power under this Declaration or any other land use document.

1.2.18. **“Supplemental Declaration”** shall mean a Declaration filed by Declarant which describes one or more additional parcels of property which may be (but which is not required to be) located within the Planned Community, and which establishes covenants, conditions and restrictions for that particular parcel of property. Supplemental Declarations will be filed to add additional real property to the Planned Community not covered by this Declaration.

## ARTICLE 2 MEMBERSHIP, VOTING RIGHTS AND GOVERNANCE OF THE ASSOCIATION

**Section 2.1 Membership.** Membership in the Association is defined in Section 47F-3-101 of the Act.

### **Section 2.2. Voting Rights.**

2.2.1. Except as otherwise provided herein, voting rights of Lot Owners shall be those rights provided by Section 47F-3-110.

2.2.2. The Association shall have two (2) classes of voting membership.

2.2.2.1. Class A members shall be owners of Lots. Any Class A member shall be entitled to one (1) vote for each Lot or Dwelling owned.

2.2.2.2. The Class B member shall be the Declarant which shall be entitled to three (3) votes for each Lot or Dwelling owned by it until the Turnover Meeting.

**Section 2.3. Governance.** The Association shall be governed pursuant to Section 47F-3-103 of the Act.

**Section 2.4. Turnover.** Turnover shall occur within ninety (90) days of the earlier of (1) the