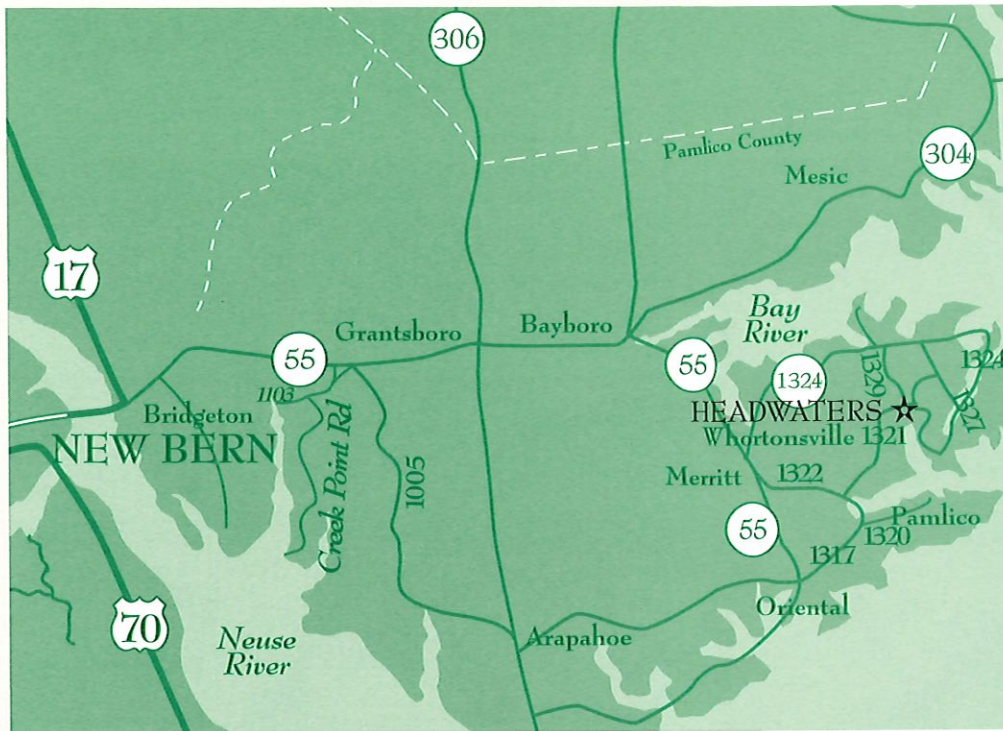


HEADWATERS



HOMESITE DESCRIPTION

- Lot sizes range from 1.25 to 9 acres
- All homesites are wooded
- County water is on site
- Private septic systems have been approved
- Base flood insurance elevation is 8 feet
- Natural ground elevation ranges from 4-7 feet
- Wetlands have been delineated
- Use of boat facilities by all property owners

LOCATION

A short 7 miles east of Oriental along State Road (SR1321) lies Headwaters. From Headwaters the whole of Pamlico Sound is within a 3 mile passage over the deep waters of Brown and Broad Creeks.

CLOSEST DISTANCES

New Bern – 35 miles
Craven Regional Airport – 35 miles
Craven Regional Medical Center – 35 miles

PROTECTIVE COVENANTS

- Only single-family residential use
- No single homesite may be subdivided
- No commercial use
- Minimum house size 1400 square feet heated space
- No mobile homes or temporary structures allowed

The information above is believed to be correct, but is not warranted.

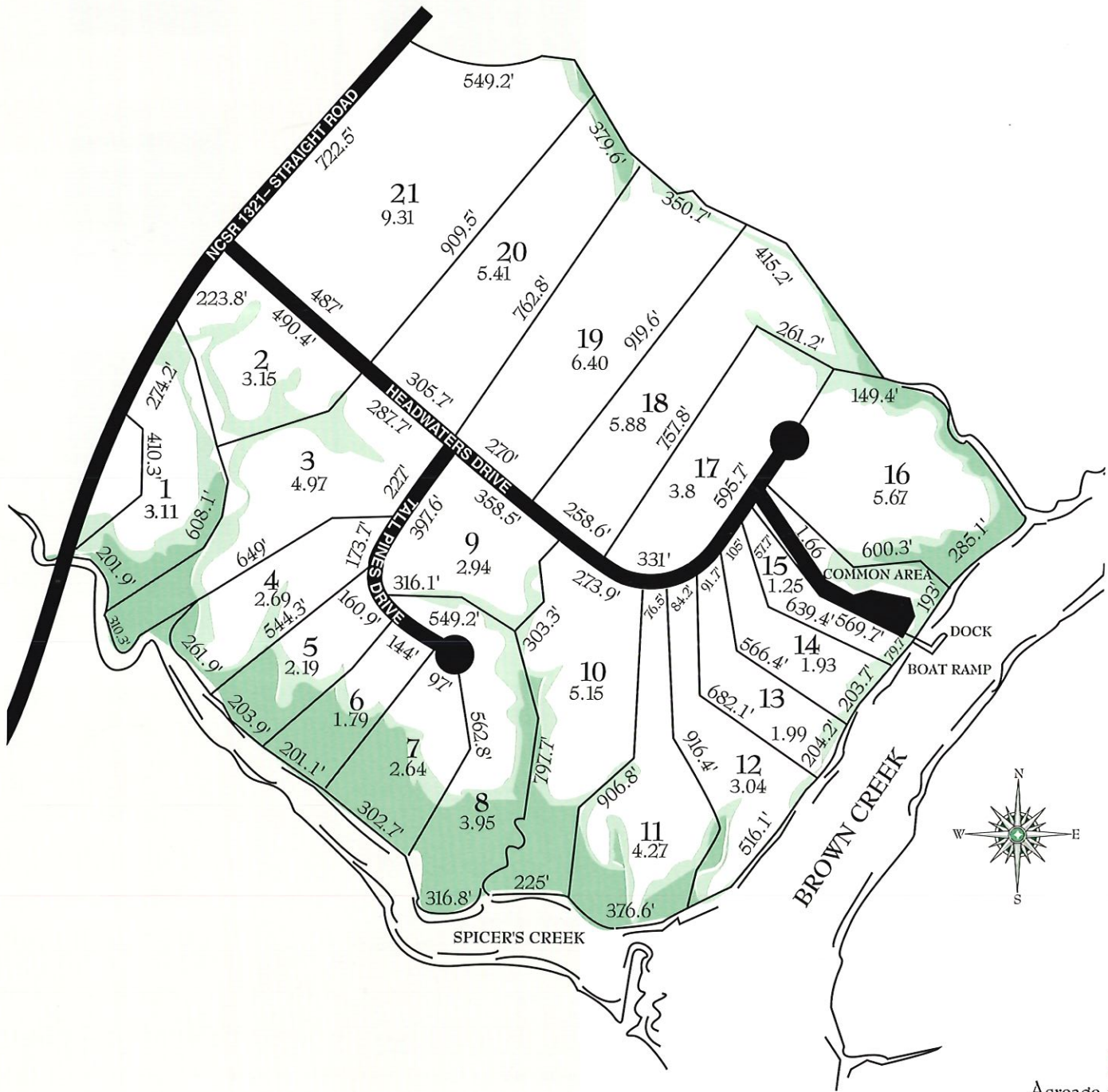
HOMEOWNERS' ASSOCIATION

The purpose of the Headwaters Homeowners' Association is to provide a means by which the actual property owners participate in the development of the community. Major features of the Association include: architectural control and guidelines, covenant assurance, \$250 annual dues per homesite for road maintenance, and boating access facility maintenance.



119 Middle Street
New Bern, NC 28560
800-622-6297

HEADWATERS



KEY
Acreage noted
on each lot.

- uplands
- wetlands
- marsh