

FOR REGISTRATION REGISTER OF DEEDS
JENNIFER LEGGETT WHITEHURST
BEAUFORT COUNTY, NC
2002 DEC 02 03:14:13 PM
BK:1293 PG:41-44 FEE:\$20.00
INSTRUMENT # 2002010325

STATE OF NORTH CAROLINA

COUNTY OF BEAUFORT

CYPRESS LANDING GOLF COURSE
PROTECTIVE COVENANTS

THESE PROTECTIVE COVENANTS for the Cypress Landing Golf Course, which is a portion of a planned unit development located in Beaufort County, North Carolina, are made, published and declared by WEYERHAEUSER REAL ESTATE DEVELOPMENT COMPANY, a corporation qualified to do business in the State of North Carolina ("Declarant") as of this 2nd day of December, 2002.

R E C I T A L S:

WHEREAS Declarant is the developer of a residential planned unit development known as Cypress Landing (the "Development"); and

WHEREAS Declarant is the successor in interest to Weyerhaeuser Real Estate Company, a related entity, and has acquired all the rights and obligations of Weyerhaeuser Real Estate Company in relation to Cypress Landing; and

WHEREAS Weyerhaeuser Real Estate Company did record Protective Covenants for Cypress Landing, which covenants are recorded in Book 997, Page 228, et seq, Beaufort County Registry ("Covenants"); and

WHEREAS paragraph 19A of the Covenants does obligate Declarant to dedicate for golf course utilization no less than 125 acres of property within Cypress Landing; and

WHEREAS Declarant or its predecessor in interest have constructed a golf course, with related improvements, on property more fully described hereinafter, within Cypress Landing; and

WHEREAS it is the desire and intention of Declarant, as required by the Covenants, and for the benefit of the Cypress Landing Master Homeowners Association, Inc. ("Association"), and

all owners of property within Cypress Landing, for the property hereinafter described to be limited in utilization to golf course and related purposes, as required by the Covenants.

Declarant therefore hereby subjects the property hereinafter described to the terms and provisions of these Protective Covenants, for the use and benefit of all present and future owners of properties within Cypress Landing, and for the use and benefit of the Association.

1. DESCRIPTION. These Protective Covenants shall run with the land and shall bind and enure to the benefit of the owner of each lot and property within Cypress Landing, as the same have been subjected to the Covenants from time to time, and shall be effective as to the following described property:

Being a portion of that property shown on that plat of Cypress Landing Golf Course, recorded in Plat Cabinet G, Slides 7-3 through 8-9, Beaufort County Registry, which property shall consist of areas denoted 1 through 6, containing a total of 206.59 acres, more or less. This property shall herein be referred to as the "Property". Those properties denoted MHOA Common Areas, as shown on the above referenced plat, are specifically and intentionally excluded from the provisions of these Protective Covenants.

2. DEDICATION AND RESTRICTION. The Property shall be utilized solely and only as a golf course and recreational facility, to include those purposes and uses normally associated with a golf or country club, including, but not by way of limitation, a clubhouse or community center, a pro shop, food service within either, golf course maintenance and storage facilities, and other recreational facilities such as swimming pools and tennis courts.

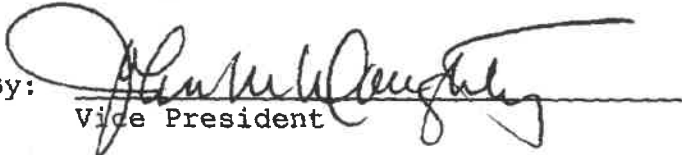
3. BINDING EFFECT. The covenants and restrictions contained herein shall run with the land, and each grantee, by accepting any deed to the Property, accepts the same subject to these Protective Covenants and its terms and conditions, and agrees for itself, its successors and assigns, to be fully bound by each and all of the terms and conditions of these Protective Covenants, jointly, separately and severally.

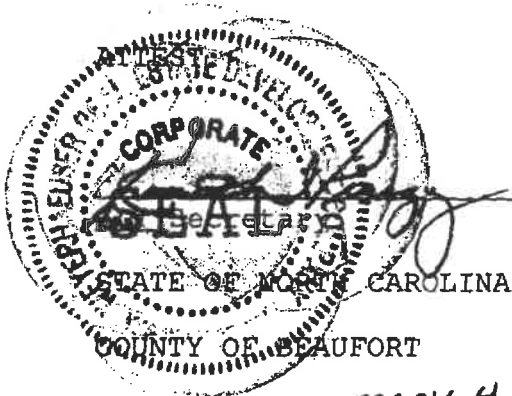
-3-

WITNESS that these Protective Covenants are executed on behalf of Declarant as of the day and year first above written, under authority duly granted.

WEYERHAEUSER REAL ESTATE DEVELOPMENT
COMPANY

By:

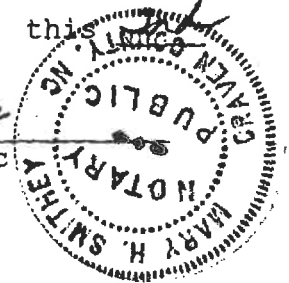

Vice President



I, MARY H. SMITHEY, a Notary Public of the
aforesaid State and County, do hereby certify that Kenneth I
Perego personally came before me this day and
acknowledged that he is Asst Secretary of WEYERHAEUSER REAL
ESTATE DEVELOPMENT COMPANY a North Carolina Corporation, and that
by authority duly given and as an act of the corporation, the
foregoing instrument was signed in its name by its Vice President,
sealed with its corporate seal and attested by its Asst Secretary.

Witness my hand and official stamp or seal, this 27th
day of December, 2002.

Mary H. Smithey
Notary Public



My Commission Expires:

3-27-07



JENNIFER LEGGETT WHITEHURST
BEAUFORT COUNTY REGISTER OF DEEDS
COURTHOUSE BUILDING
112 W. 2ND STREET
WASHINGTON, NC 27889

Filed For Registration: 12/02/2002 03:14:13 PM

Book: RE 1293 Page: 41-44

Document No.: 2002010325

RESTR COV 4 PGS \$20.00

Recorder: BARBARA TAYLOR

State of North Carolina, County of Beaufort

The foregoing certificate of MARY H SMITHEY Notary is certified to be correct. This 2 ND of December 2002

JENNIFER LEGGETT WHITEHURST , REGISTER OF DEEDS

By: Barbara Taylor
Deputy/Assistant Register of Deeds

Tom A.

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