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NORTH CAROLINA  
UNION COUNTY

Filed for record  
Date 4/10/2001  
Time 2:45 of clock P.M.  
JUDY G. PRICE, Register of Deeds  
Union County, North Carolina

RESTRICTIVE COVENANTS

THIS DECLARATION made this 9 day of April, 2001 by MEEKER

BUILDERS, INC., hereinafter called "Declarant,"

W I T N E S S E T H:

THAT WHEREAS, The Declarant is the owner of a subdivided tract of land more particularly described on those plats entitled Reflections at Corinth, Map 1 and Map 2, recorded in Plat Cabinet G, Files 41 & 412, which plat is incorporated herein by reference; and

WHEREAS, Declarant desires that said subdivision be developed according to a uniform plan of development in order to protect the value of said property as a residential subdivision.

NOW, THEREFORE, known all men by these presents that the Declarant hereby declares that following restrictions be placed upon each lot within the hereinabove referred to subdivision and these restrictions shall be considered covenants running with the land for a period of twenty (20) years from the date hereof, to wit:

1. No lot as designated on said plat shall be further subdivided.
2. No animals shall be maintained upon any of said lots except customary household pets. Provided horses, ponies or the like be maintained on any of said lots having a total of 5 (five) acres or more. In the event the lot is 5 (five) acres or more this lot shall be considered a mini farm and horses are permitted, but limited to 3 (three) horses at any given time.
3. All dogs are to be enclosed in a fenced area. No invisible, chain-link, or other "see through" type fences will be permitted for the purpose of restraining dogs. In the event dogs are on property they must be restrained in a solid or opaque fence area that does not permit them to be accessible or viewable from the outside of lot.

**Calhoun Co.**  
GRIFFIN, SMITH,  
CALDWELL, HELDER  
& LEE, P.A.  
ATTORNEYS AT LAW  
MONROE, NC

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4. No fences are permitted within set back areas
5. No residence which is constructed shall have less than Sixteen Hundred (1,600) square feet of heated floor space, exclusive of carport, garage, breezeway and porches.
6. All houses shall be constructed with brick fronts. The brick must extend up to the first eave on all two-story homes. If the house is constructed of all wood or log, the brick front is waived.
7. All shingles are required to be black simulated architectural shingles
8. No building or structure shall be located nearer to an abutting street than 140 feet from the right of way line for lots located on Map I, or 95 feet for lots located on Map II.
9. Declarant hereby reserves a fifteen (15) foot utility easement along the front of all lots adjoining but outside of the right of way fronting on Reflections Drive.
10. Easements for utilities and streets are reserved across lots as shown on said plat.
11. No junk motor vehicles or abandoned vehicles shall be located or maintained on said property.
12. Until seventy-five percent (75%) of said lots have been sold and conveyed by the Declarant, the Declarant shall have the right and hereby reserves the right and authority to amend said restrictions in any and all respects, including the cancellation thereof and as to delete any or all of said lots from the effect of these restrictions. However, after the sale of seventy-five percent (75%) of said lots, these restrictions shall not be amended, altered or the effect thereof deleted from any of said lots by the Declarant without the joinder of the owners of the majority of said lots. When no lots remain in the name of the Declarant or his successor, these restrictions may only be amended by the owners of 75% of the lots, in writing.

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IN WITNESS WHEREOF, the Declarant corporation has caused these presents to be executed in its corporate name by authority of its Board of Directors, this the day and year first above written.

MEEKER BUILDERS, INC.  
By: Gerald A. Meeker  
Gerald A. Meeker, President

STATE OF NORTH CAROLINA  
COUNTY OF UNION

I, D Hope Bergamin, a Notary Public, certify that GERALD A. MEEKER personally came before me this day and acknowledged that he is the President of MEEKER BUILDERS, INC. and that he, as President being authorized to do so, executed the foregoing on behalf of the corporation

WITNESS my hand and official seal this 9 day of April, 2001.

My commission expires:

3/24/2006

D Hope Bergamin  
Notary Public



NORTH CAROLINA - UNION COUNTY  
The foregoing certificate is of,  
D Hope Bergamin,  
Notary Public

of \_\_\_\_\_ before certified  
to my authority this 15 day  
of April 2001 at Union

JUDY G. FRISON, REGISTER OF DEEDS  
BY: Moulin

GRIFPIN, SMITH,  
CALDWELL, HELDER  
& LEE, P.A.  
ATTORNEYS AT LAW  
MONROE, NC

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BK 1632 Pg. 356

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Filed for Record  
Date 8:28 2001  
Time 10:56 o'clock 2 m  
JUDY G. PRICE, Register of Deeds  
Union County, Morroe, North Carolina

FIRST AMENDMENT  
TO THE  
RESTRICTIVE COVENANTS  
FOR REFLECTIONS AT CORINTH

THIS AMENDMENT OF THE RESTRICTIVE COVENANTS FOR  
REFLECTIONS AT CORINTH is made this 22<sup>nd</sup> day of August, 2001 by MEEKER  
BUILDERS, INC., hereinafter referred to as "Declarant";

WITNESSETH:

THAT WHEREAS, the Declarant has previously established restrictions for  
REFLECTIONS AT CORINTH, as recorded on April 10, 2001, in Book 1538, Page 400  
of the Union County Register of Deeds Office, which restrictions provide for  
amendment thereof in Paragraph 12 of the said Restrictive Covenants, and  
WHEREAS, the Declarant now owns 75% or more of the lots in said  
subdivision.

WHEREAS, the Declarant now wishes to amend said restrictions by providing  
for a revision to the restriction agreement for Paragraph 1 and Paragraph 5 of said  
Restrictive Covenants.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the  
Declarant hereby amends Paragraph 1 and 5 of said Restrictive Covenants as follows:

By deleting paragraph 1 of said restrictive Covenants in its entirety and inserting in lieu  
thereof of the following:

1. No lot as designated on said plat shall be further subdivided except Lot  
23, which may be subdivided.

By deleting paragraph 5 of said Restrictive Covenants in its entirety and inserting in  
lieu thereof the following:

5. No single-family dwelling with a garage shall have less than 1,400 square  
feet of heated living area. No single-family dwelling without a garage shall  
have less than 1,600.00 square feet of heated living area.

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EXCEPT AS HEREIN AMENDED, the Restrictive Covenants for  
REFLECTIONS AT CORINTH as recorded in Book 1538, Page 400 of the Union  
County Register of Deeds Office shall remain in full force and effect this \_\_\_\_\_ day of  
August, 2001.

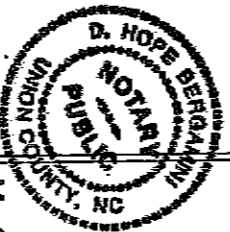
**MEEKER BUILDERS, INC.**

By: Gerald A. Meeker  
Gerald A. Meeker, President

STATE OF NORTH CAROLINA  
COUNTY OF UNION

I, a Notary Public of the County and State aforesaid, certify that Gerald A. Meeker personally came before me this day and acknowledged that he is President of MEEKER BUILDERS, INC., a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by him on behalf of said corporation.

Witness my hand and official stamp or seal this the 22 day of August, 2001.



My Commission Expires: 3/26/2006

D Hope Bergamini  
Notary Public

STATE OF NORTH CAROLINA  
COUNTY OF UNION

The foregoing certificate of D Hope Bergamini, Notary Public of Union County, North Carolina, is hereby certified to be correct. This instrument was presented for registration and recorded in this office in Book 1632, Page 356.

This 28th day of Aug, 2001, at 10:55 o'clock a. m.

JUDY G. PRICE

\_\_\_\_\_  
Register of Deeds

By: Deanna Cicca  
Deputy

GRIFFIN, SMITH,  
CALDWELL, HELDER  
& LEE, P.A.  
ATTORNEYS AT LAW  
MONROE, NC