

RESTRICTIVE COVENANTS

FOR

THE LAKE AND

RECREATIONAL LOTS

LOCATED IN SHADOWLAKE SUBDIVISION

These restrictions are found in Exhibit A to that certain  
Agreement recorded in 10633, Page 588

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NOTE:

These restrictions only apply to Lot 20, Block L as shown on the  
map recorded in Map Book 27, Page 252 and Lots 21-23, Block L  
as shown on the map recorded in Map Book 28, Page 527  
in the Mecklenburg County Public Registry



# 96005983

Map Book 27 Page 252

A PORTION OF SHADOWLAKE (REVISED)

A MAP SHOWING:

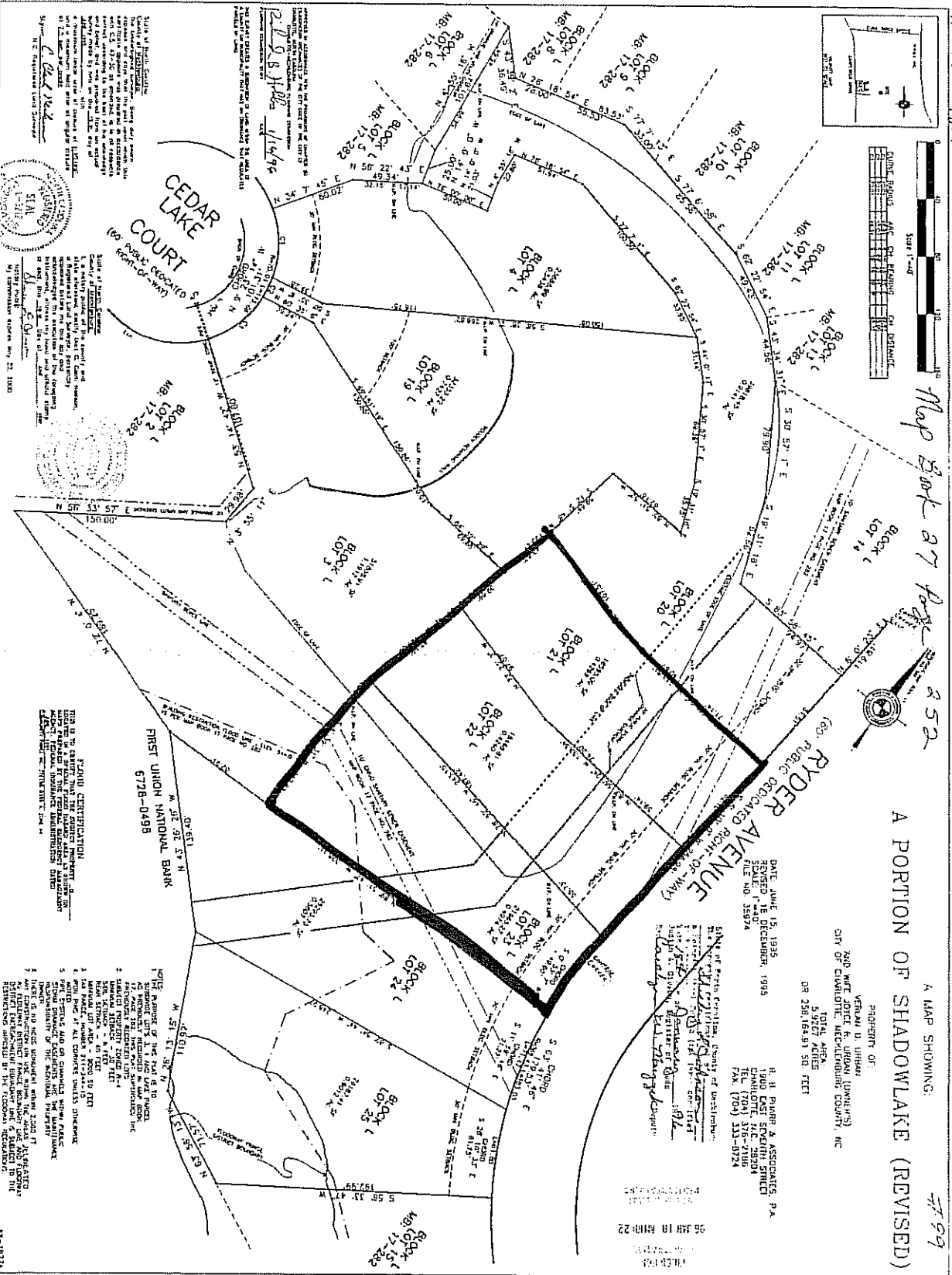
# 99

PROPERTY OF:  
VENARD D. URBAN (OWNER)  
340 WETZEL DRIVE  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
TOTAL AREA:  
5,927 ACRES  
OR 259,164.81 SQ. FEET

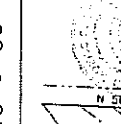
D. H. PRYER & ASSOCIATES, P.A.  
1940 EAST SPEDDEN STREET  
CHARLOTTE, N.C. 28203  
TEL (704) 376-9188  
FAX (704) 333-8724

DATE: JUNE 15, 1995  
REVISED: 15 DECEMBER, 1995  
SCALE: 1" = 400'  
FILE NO. 35974

STATE OF NORTH CAROLINA, County of Mecklenburg  
I, John E. O'Connell, Register of Deeds  
do hereby certify that this is a true and correct copy of the original as recorded in my office.



Lots 21, 22 & 23, Block L of SHADOWLAKE (Recreational Lots)  
Map Book 27, Page 252



NOTE: THESE RESTRICTIONS APPLY ONLY TO THE LAKE AND RECREATIONAL LOTS SHOWN ON MAP BOOK 27, PAGE 252 and MAP BOOK 28, PAGE 527.

THIS IS PAGE 24 OF INSTRUMENT RECORDED IN BOOK 10633, PAGE 588 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY.

EXHIBIT "A"

to Deed from Verlan D. Urban and wife, Joyce R. Urban to Shadowlake Neighborhood Association

Recreational Restrictions and Covenants

("Shadowlake" on Lot 20, Block L, Shadowlake Subdivision, Map Book 28, page 527) (Vacant land on Lots 21-23, Block L, Shadowlake Subdivision, Map Book 27, page 252)

*u.d. JRM*  
*set out above and as more particularly*  
*one-half (1/2) JRM*

- (1) Use. The two parcels of property, described in the foregoing Deed, shall be used for recreational purposes only. Only structures or physical improvements related to recreational purposes for the use and enjoyment of the owners of lots in the Shadowlake Subdivision shall be placed thereon (except such improvements as may be required for utility rights of way or easements, as described in paragraph (4) herein).
- (2) Subdivision Lot Owners and Residents. The property shall be available for recreational use by all owners of, and residents in houses on, lots shown on all maps of the Shadowlake Subdivision.
- (3) Maintenance. The property shall be maintained in all respects in conformity with all requirements of all governmental authorities (local, state and federal) including, but not limited to the retention of the property free from refuse disposal, livestock breeding, and/or other similar offensive activities.
- (4) Utilities. Grantee or its successors or assigns shall have the right to place on the property such utility lines, rights of way and easements as shall be reasonably necessary in connection with the recreational area and structures related thereto, or to supply such utilities to a lot owner or owners within said subdivision.
- (5) Enforcement. Enforcement shall be by proceedings at law or in equity against any persons, firms, or corporations violating or attempting to violate any covenant herein, either to restrain violation or to recover damages.
- (6) Term. These covenants are to run with the land and shall be binding on all property owners and residents and all persons claiming under them for a period of thirty years from the date these covenants are recorded, after which time said covenants shall automatically be extended for successive periods of 10 years unless amended or removed pursuant to paragraph (7) hereof.
- (7) Amendment. These covenants may be amended and/or removed at any time and from time to time during the term or any extension or renewal thereof, by an agreement signed by one-half (1/2) of the lot owners of Shadowlake Subdivision as shown on all maps of said subdivision. Any such amendment or removal shall not become effective until the instrument evidencing such change has been filed of record. These covenants shall not be modified or removed prior to January 1, 2009, to allow non-recreational uses.