

SAWMILL LANDING, SECTION I, SUBDIVISION STREETS

DISCLOSURE STATEMENT

WEYERHAEUSER REAL ESTATE COMPANY makes this disclosure pursuant to the provisions of N.C.G.S. 136-102.6 (f).

1. Weyerhaeuser Real Estate Company is the owner in fee simple of all that certain tract of land located in Bath Township, Beaufort County, as more particularly described according to plat entitled "Sawmill Landing, Section I," by W. C. Rodman and L.E. Waters, dated August 20, 1980, and recorded in Plat Cabinet B, Slide 2/0, Beaufort County Registry. Since the map was prepared and recorded, Weyerhaeuser Real Estate Company has sold some of the lots shown on the recorded plat.

2. The plat recorded in Plat Cabinet B, Slide 2/0, Beaufort County Registry, shows an easement for a PRIVATE ROAD across a portion of the property and a division of a portion of the property.

3. Weyerhaeuser Real Estate Company proposes to convey portions of the described property in tracts as shown on the map heretofore referred to.

4. Some of the tracts of land to be conveyed shall be served by and front upon a PRIVATE ROAD constructed across the described property by Weyerhaeuser Real Estate Company.

5. The said road has been constructed at the expense of Weyerhaeuser Real Estate Company and shall be a PRIVATE ROAD.

6. The said road will not be publicly dedicated within the meaning of N.C.G.S. 136-102.6, nor will the said road be designed or constructed in accordance with the minimum standards for subdivision streets as adopted by the

North Carolina Secondary Roads Council for acceptance on the State of North Carolina Highway System. Accordingly, it may not be expected that the aforementioned road will become a part of the State Highway System for maintenance. The road will not be constructed to minimum standards sufficient to allow its inclusion on the State Highway System for maintenance.

7. After construction of the road, responsibility for maintenance of the road shall be governed by the provisions of Article XI, et seq., of the Declaration of Covenants, Conditions and Restrictions of Sawmill Landing, recorded in Book 795, Page 888, Beaufort County Registry, which restrictions shall be in effect for a period extending to January 1, 2000 and may be extended thereafter.

In general, the Declaration provides that a Homeowner's Association shall be formed and shall be composed of all record owners of a fee interest in the abovesaid property. Members of the Association will pay an annual assessment to the Association for improvement and maintenance of the rights-of-way, including roads.

A true copy of the Declaration is attached hereto and Article XI is incorporated herein by reference for the complete provisions for road maintenance.

This disclosure made to _____, this the _____ day of _____, 1981.

WEYERHAEUSER REAL ESTATE COMPANY

BY: _____
Agent

This is to certify receipt of a duplicate original of the above disclosure together with a copy of the Declaration of Covenants, Conditions and Restrictions of Sawmill Landing.

I have read and understand its provisions with regard to street status, construction and maintenance within Sawmill Landing Subdivision.

This _____ day of _____, 1981.



COASTAL RIVERS
REALTY