

OVERLOOK
Declaration of Covenants, Conditions and Restrictions

INDEX

1. Original Declaration, recorded 7/5/96, Bk 8648 Pg 172-244
Exhibit A: Articles of Incorporation
Exhibit B: Bylaws of the association
Exhibit C: Diagram for Dock H slips that go with Phase 1 interior lots
Diagram for J Docks
Exhibit D: Pier zones for Phase 1 waterfront lots

Establishes the association, sets initial assessment rates and owners obligations toward payment of assessments, outlines restrictive covenants, outlines architectural control committee, details insurance requirements, discusses easements, etc. See index included with Declaration
2. Supplemental and Amendment, dated 3/3/97, Bk 8958 Pg 437-439
Adds additional property to the Declaration, establishes the boat storage area and boat storage fees.
3. Second Supplemental and Amendment, recorded 7/31/97, Bk 9183 Pg 353-0364
Replacement Exhibit C: Dock H and Dock J boatslip diagrams replaced
Replacement Exhibit D: Pier zones replaced for Phase 1 waterfront lots

Adds additional property and common boatslips to the Declaration, amends certain definitions in the Declaration regarding Lake Access areas, off water lot boatslip, off water lots, waterfront lots, right of first refusal.
4. Third Supplemental and Amendment, recorded 10/15/97, Bk 9302 Pg 878-883
Replacement Exhibit C: Dock H boatslips

Adds additional property to the Declaration, adds boatslips to Dock H, amends definitions regarding off water lot boatslips and offwater lots.
5. Fourth Supplemental and Amendment, recorded 11/24/97, Bk 9368 Pg 531
Exhibit C: Replacement diagram for Dock H and adds diagrams for dock locations A, B, C, D and E

Adds additional property and common boatslips to the Declaration, amends definitions regarding Lake Access areas, off water lot boatslips, off water lots, water access lot boatslips, water access lots and waterfront lots; adds the covenant for Pressure Pump Assessments.
6. Fifth Amendment, recorded 9/30/98, Bk 9951 Pg 13-18
Exhibit E: sign easement for Lakeshore Pointe

Adds easements areas for Lakeshore Pointe entrance signs, defines Lakeshore Pointe lots as 299 – 348 Phase 3, specifies square footage requirement for Lakeshore Pointe houses.
7. Consent to Fifth Amendment, recorded 12/31/98, Bk 10158 Pg 205-216
Agreements signed by owners of Lakeshore Pointe lots to make the lots subject to provisions of the Fifth Amendment
8. Sixth Supplemental and Amendment, recorded 10/28/98, Bk 9998 Pg 153
Replacement Exhibit C: Dock H boatslips diagram
Adds additional property and common boatslips to the Declaration, amends definitions regarding off water lot boatslips and off water lots.

9. Seventh Amendment, recorded 10/29/98, Bk 10004 Pg 221
Replacement Exhibit C: new diagrams for Docks A, B, C, D, E, H, J, K
Exhibit D: pier zone diagrams for additional waterfront lots

Amends definitions regarding water access lot boatslips, water access lots, and waterfront lots.

10. Acknowledgement and Consent of Seventh Amendment, recorded 12/31/98, Bk 10158 Pg 202-204
Consent by owners of waterfront lots, 311 and 315, to changes to their pier zones.
11. Eighth Supplemental and Amendment, recorded 12/2/98, Bk 10098 Pg 985-996
Exhibit C: adds diagrams for Docks F and G
Exhibit D: adds pier zone diagrams for additional waterfront lots

Adds additional property and common boatslips to the Declaration, amends definitions regarding lake access area, water access lot boatslips, water access lots, waterfront lots, and adds certain lots to pressure pump program.

12. Ninth Amendment, recorded 3/9/99, Bk 10309 Pg 724
Exhibit E: Lakeshore Pointe sign easement
Exhibit F: Lakeshore Pointe sign easement

Replaces definition of entrance monument to include Lakeshore Pointe sign and defines Lakeshore Pointe lots as 299-348 Phase 3 **and** 364-367, 369-381 Phase 4.

13. Architectural, Landscape and Lake Buffer Guidelines for Overlook
Supplemental: adds Lakeshore Pointe specifics
Schedule A: Application for Preliminary Design Approval
Schedule B: Application for Final Design Approval
Schedule C: Erosion Control
Schedule D: Mailbox
Schedule E: Diagrams and Materials Specifications for Docks, Piers, Boatslips and Gazebos
Schedule F: Application for Landscape Plans
Schedule G: Recommended Plant List
Schedule H: Lake Buffer Guidelines: Watershed Buffer Guidelines for Mecklenburg County
Attachment A: Schematic Design of a Filter Strip