

OXFORD SQUARE is one of Goldsboro's impressive residential developments located within two miles from major shopping areas, schools and churches. This quiet, friendly community offers several features to the discriminating buyer: community water, underground wiring and sprinkler systems, numerous lots, and a homeowners association to assure continued property maintenance. OXFORD SQUARE residents and their guests can enjoy the tranquil view of the subdivision's central fountain and the reassurance of complete yard maintenance year round. These homes are sturdily built with low-maintenance brick and robust, concrete-base siding. OXFORD SQUARE is Goldsboro's peaceful development that offers the conveniences of the city, natural beauty and the privacy of single-family homes in this remarkable package.

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Membership shall be appurtenant to and may not be separated from ownership of any Lot that is subject to Assessment.

The Association, at its expense, shall maintain, operate and keep in good repair, unless such obligation are assumed by any municipal or governmental agency having jurisdiction thereof, the Common Areas and all improvements located thereon for the common benefit of the Subdivision.

The Homeowners Association provides the following services to homeowners:

Maintenance and upkeep of all common areas, each homeowner's yard maintenance, drainage and entrance to subdivision.




Buying a home is still as much a part of the American Dream as ever. It is one of the biggest decisions you will make, and not one to be taken lightly. Home ownership provides key financial bene-

fits. Owning your own home gives you a sense of freedom, a feeling of security and pride. All in all, home ownership is generally a high-performing investment, well worth the effort!


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OXFORD SQUARE

EXCLUSIVE TOWN-HOUSES!

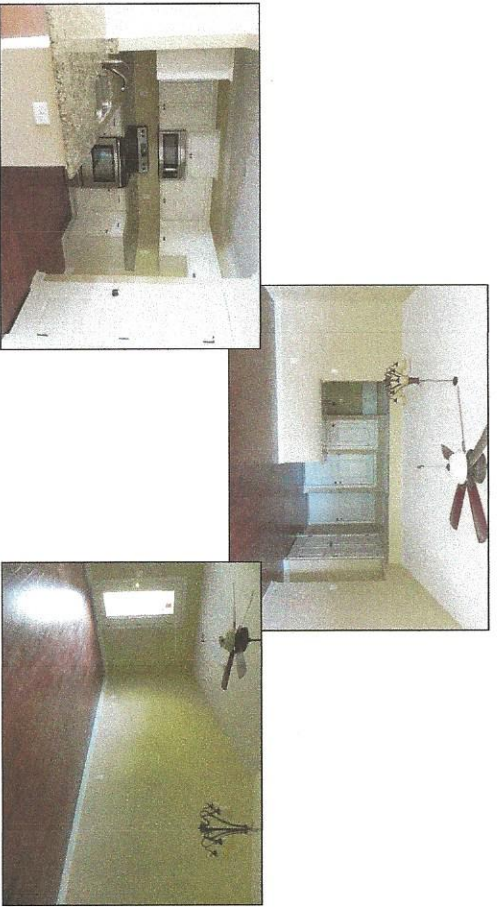


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COLDWELL BANKER
HOWARD PERRY AND WALSTON
OF THE TRIANGLE

1



At 1,237 sq. ft., this open-floor plan includes two bedrooms and two bathrooms that is beautifully laid with hardwood floors, carpet and tile. The home is equipped with energy efficient assets. The kitchen area includes stainless-steel appliances, pantry and gorgeous granite countertops. Accessible through the kitchen is a single-car garage. An outdoor, covered porch makes it perfect for grilling entertainment!

4



Typical Elevation/Floor Plan

9

OXFORD SQUARE, INC.

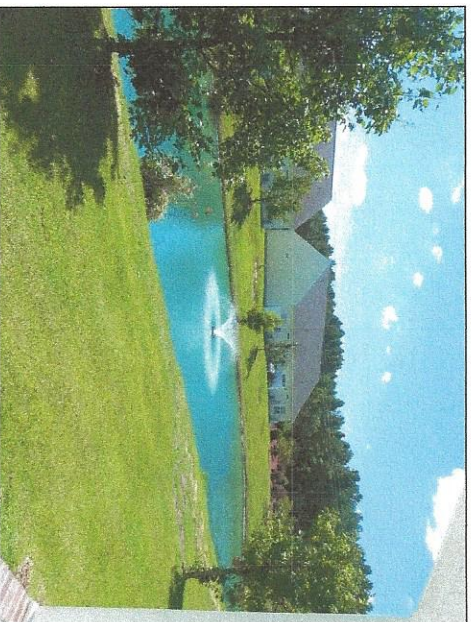
There has been created a North Carolina non-profit corporation, known as OXFORD SQUARE, INC., which shall be responsible for the maintenance, management and control of the Common Areas and upon each Lot and Dwelling Unit as more specifically set forth in this Declaration.

The Board of Directors, and such officers as the may elected or appointed in accordance with the Articles or the Bylaws, shall conduct the affairs of the Association. The Board of Directors may also appoint committees and managers or other employees and agents who shall, subject to the general direction of the Board of Directors, be responsible for the day-to-day operation of the Association.

The Association's current amount of the monthly assessment for the maintenance and control of the residence lots and common area is \$100.00 per month.

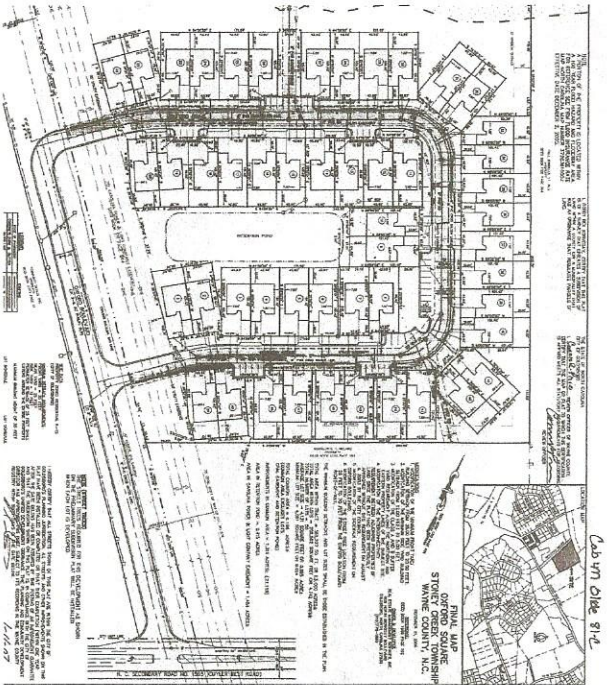
Every Owner of a Lot shall be a Member of the Association. Such Owner and Member shall abide by the Association's Rules and Regulations, shall pay the Assessments provided for in this Declaration, when due, and shall comply with decisions of the Association's governing body. Conveyance of fee simple title to a Lot automatically transfers membership in the Association without necessity of further documents.

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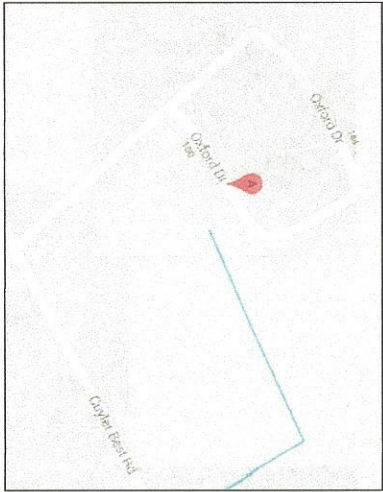


Outdoor Porch Area — Viewing Access to Fountain

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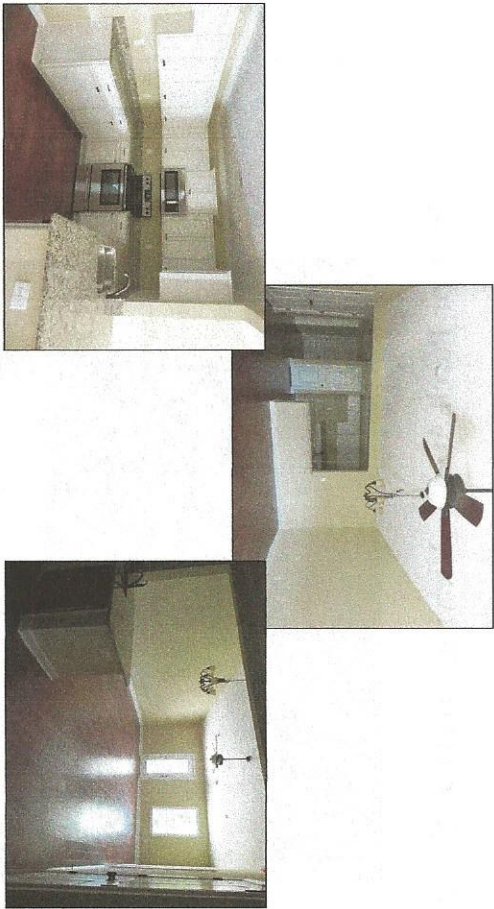


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Site Drawing

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At 1,400 sq. ft. this floor plan includes three bedrooms and two bathrooms that is beautifully laid with hardwood floors, carpet and tile. The home is equipped with energy efficient assets. The kitchen area includes stainless-steel appliances, pantry and gorgeous granite countertops. Accessible through the kitchen is a single-car garage. An outdoor, covered porch makes it perfect for grilling entertainment!

8



Typical Elevation/Floor Plan

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