

BOOK 1740 PAGE 0068

FILED	
CHATHAM COUNTY NC	
TREVA B. SEAGROVES	
REGISTER OF DEEDS	
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START PAGE	0068
END PAGE	0073
INSTRUMENT #	03867
EXCISE TAX	(None)

Prepared by and mail to:

Garland L. Askew  
PO Box 711  
Raleigh, NC 27602

NORTH CAROLINA  
  
CHATHAM COUNTY

**DECLARATION OF  
  
PROTECTIVE COVENANTS**

**THIS DECLARATION OF PROTECTIVE COVENANTS (the "DECLARATION"), made this 29<sup>th</sup> day of April, 2014, by GLEN H. TELLEFSEN and SCOTT D. VODICKA, hereinafter called "DECLARANT"; CYNTHIA SAX PERRY, hereinafter called "TRUSTEE"; and WATTS REALTY (A NORTH CAROLINA LIMITED PARTNERSHIP), a North Carolina limited partnership with its principal office in Stokes County, North Carolina, hereinafter called "LENDER":**

**WITNESSETH:**

**THAT WHEREAS,** the Declarant is the owner of the real property described in Article I of this Declaration and is desirous of subjecting said real property to the protective covenants hereinafter set forth and each owner thereof, each and all of which is and are for the benefit of and pass and run with said property, and each and every lot or parcel thereof, and shall apply to and bind the successors in interest and any owner thereof.; and

**WHEREAS,** the Declarant has hereto fore executed a note secured by a deed of trust to the Trustee for the benefit of Lender covering said property, the same being dated April 3, 2013 and recorded in Book 1678, Page 07, Chatham County Registry; and

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**WHEREAS**, the Declarant has requested said Trustee and Lender to consent to the imposition of said Declaration on said property and they have agreed to join in this instrument for the purpose of indicating their consent to the same.

**NOW THEREFORE**, in consideration of the premises and other good and valuable consideration, Declarant hereby declares that the property described in Article I below shall be held, sold and conveyed subject to the following protective covenants, which are for the purpose of protecting the value and desirability of, and which shall run with the real property described herein and be binding on all parties having any right, title or interest therein, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

**ARTICLE I**

The real property which is, and shall be held, transferred, sold and conveyed subject to the protective covenants set forth in the Articles of this Declaration is located in Chatham County, North Carolina, and is more particularly described as follows:

Being all of Tracts 1 and 2, inclusive, as the same are shown on a plat Entitled "Exempt Division for Glen Tellefsen and Scott Vodicka, Gulf Township, Chatham County, North Carolina" dated May 22, 2013, prepared by Smith and Smith, Surveyors, and recorded in Plat Slide 2013 - 102, Chatham County Registry.

**ARTICLE II**

No single or double wide mobile homes or house trailers shall be placed or permitted to remain on any of the property described in Article I.

**ARTICLE III**

These covenants shall run with the land and be binding on all parties and persons claiming under them for a period of thirty (30) years from the date of recordation, after which time said covenants shall automatically expire.

**ARTICLE IV**

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages. In addition to all other persons authorized to enforce these covenants, the Declarant, their successors or assigns, are expressly empowered to enforce any provisions contained herein.

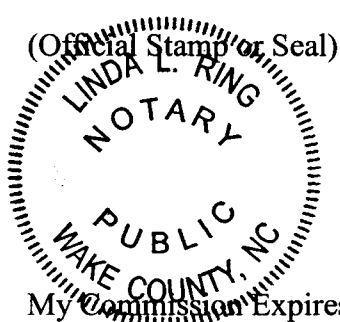
IN WITNESS WHEREOF, the Declarant has duly executed this instrument as of the day and year first above written.

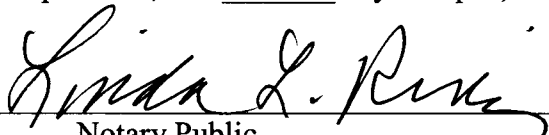
  
\_\_\_\_\_  
GLEN H. TELLEFSEN

STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, a Notary Public of the County and State aforesaid, certify that **GLEN H. TELLEFSEN**, personally came before me this day, and I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a driver's license, or I have personal knowledge of the identity of the principal, or a credible witness has sworn to the identity of the principal, acknowledging to me that he voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 29 day of April, 2014.



  
\_\_\_\_\_  
Notary Public

LINDA L. RING  
\_\_\_\_\_  
Notary's Printed or Typed Name

My Commission Expires: 11.06.16

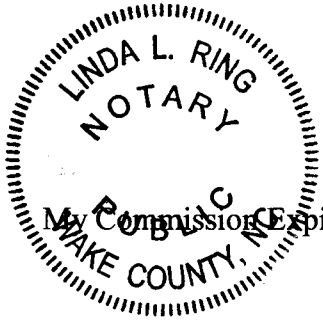
Scott D. Vodicka  
SCOTT D. VODICKA

STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, a Notary Public of the County and State aforesaid, certify that **SCOTT D. VODICKA**, personally came before me this day, and I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a driver's license, or I have personal knowledge of the identity of the principal, or a credible witness has sworn to the identity of the principal, acknowledging to me that he voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 29 day of April, 2014.

(Official Stamp or Seal)



Linda L. Ring  
Notary Public

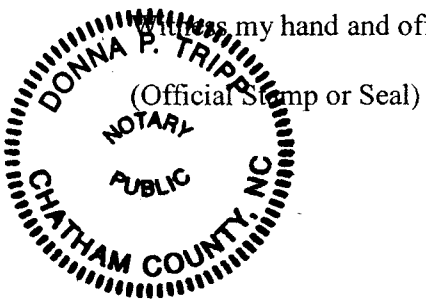
LINDA L. RING  
Notary's Printed or Typed Name

My Commission Expires: 11-06-16

*Cynthia Sax Perry* Trustee  
CYNTHIA SAX PERRY, Trustee

STATE OF NORTH CAROLINA, COUNTY OF CHATHAM

I, a Notary Public of the County and State aforesaid, certify that **CYNTHIA SAX PERRY, Trustee**, personally came before me this day, and I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a driver's license, or I have personal knowledge of the identity of the principal, or a credible witness has sworn to the identity of the principal, acknowledging to me that she voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated.



Witness my hand and official stamp or seal, this 28<sup>th</sup> day of April, 2014.

(Official Stamp or Seal)

Donna P. Tripp  
Notary Public

Donna P. Tripp  
Notary's Printed or Typed Name

My Commission Expires: 7-24-14

WATTS REALTY (A NORTH  
CAROLINA LIMITED PARTNERSHIP)

By: Jeffrey S. Watts

Name: Jeffrey S. Watts

Executor of the Estate of John

Title: F. Watts General Partner

NORTH CAROLINA STOKES COUNTY

I, a Notary Public in and for said County and State, certify that  
Jeffrey S. Watts as the general partner of  
WATTS REALTY (A NORTH CAROLINA LIMITED PARTNERSHIP), a North  
Carolina limited partnership, personally appeared before me this day, being personally  
known to me, acknowledged to me that he/she voluntarily signed the foregoing  
instrument on behalf of the partnership for the purpose stated therein as general partner  
of the partnership, under authority duly given, on this the 25 day of April, 2014.

[OFFICIAL STAMP OR SEAL]

Lesia Hudgins  
Notary Public

Lesia Hudgins

Notary's Printed or Typed Name

My Commission Expires: 3-26-2019

