

BK 2026 PG 156 - 157

Prepared by and hold for: WARREN SHACKLEFORD THOMAS PLLC

NORTH CAROLINA

PROTECTIVE COVENANTS

FRANKLIN COUNTY

THESE PROTECTIVE COVENANTS made this 11TH day of February 2016,
by Michael Floyd of Columbia, South Carolina;

W I T N E S S E T H:

WHEREAS, OWNER does hereby covenant and agree to and with all persons, firms and corporations hereafter acquiring any real estate and appurtenances located thereon, that such is hereby subjected to the restrictions as to use and occupancy thereof by whomsoever owned. The real estate which is subjected to these restrictions is described as follows:

BEING all of Tract 1 containing 55.04 acres and Tract 8 containing 1.68 acres as shown on survey entitled "Boundary Survey for Michael Floyd", a copy of which is recorded in Map Book 39, Page 225, Nash County Registry and Book of Maps 2016, Page 2, Franklin County Registry.

The above described property is subjected to the following restrictions:

1. No mobile homes shall be permitted, singlewide or doublewide.
2. No structure of a temporary character - basement, tent, shack or camper units shall be used as a dwelling.
3. No aggressive specie shall be allowed. There shall be no commercial raising of animals or fowl. All pens or housing shall be regularly cleaned. Only one animal of a large specie shall be allowed per acre.
4. Trees and natural vegetation within ten feet of all side lines of the property must be left undisturbed except as such disturbance shall be necessary for utilities.

Submitted electronically by "Warren Shackelford, Attorneys, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Franklin County Register of Deeds.

5. No junked or disabled automobiles or salvage materials shall be allowed to remain on any lot. No communications towers shall be allowed except with the approval of the declarant.

6. No obnoxious, offensive, loud, or malodorous activity shall be carried on upon any lot, nor shall anything be done which would become an annoyance or nuisance to the other property owners.

7. All garbage shall be stored in receptacles which are picked up and disposed of weekly.

IN WITNESS WHEREOF, OWNERS have hereunto set their hands and seals, this the 11TH day of February, 2016.

Michael Floyd (SEAL)
Michael Floyd



State of SOUTH CAROLINA
LEXINGTON COUNTY

I, a Notary Public of the aforesaid County and State, do certify that Michael Floyd, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 11 day of February, 2016.

Lisa M. Duncan
NOTARY PUBLIC

My Commission Expires: 5-30-2023