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FILED Mark Gilton
Register of Deeds, Orange Co, NC
Recording Fee: \$26.00
NC Real Estate TX: \$.00

JAA

NORTH CAROLINA
ORANGE COUNTY

PROTECTIVE COVENANTS

Prepared by and mail
after recording to:

Ashton Rossi
1555 NC 56, Suite 2
Creedmoor, NC 27522

9848-42-9855
9848-43-3425
9848-42-1510 DB

THESE PROTECTIVE COVENANTS made this 18th day of April, 2017, by STEPHEN M. PUCKETT and wife DONNA K. PUCKETT, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, the Declarant are owners of the property described as Lot 1 shown on that certain plat recorded in Plat Book 116, page 124 in the Orange County Registry. The Declarant desires to subject said real property to the Protective Covenants hereinafter set forth.

NOW, THEREFORE, The Declarant does hereby declare that all property shown on Plat Book 116, page 124 in the Orange County Registry, is and shall be held, transferred, sold and conveyed subject to these Protective Covenants:

1. No mobile homes shall be permitted, single-wide or double-wide.
2. No structure of temporary character such as a tent, shack or camper units shall be used as a dwelling.
3. No aggressive species 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 species shall be allowed per acre.
4. Trees and natural vegetation within ten feet of all common lot lines shall be left undisturbed except as required for utilities and ordinary maintenance. This does not apply to perimeter boundary lines of the property described above.
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.



8. All building material residue shall be removed from any lot, not left on or deposited on any lot or other property within the development so as to maintain a clean, neat, orderly, attractive community.
9. If the owners of the property, or any of them, or their heirs, successors and assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceeding at law or in equity against the persons or person violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation. In the event that any owner should seek enforcement of the restriction contained herein, the prevailing party shall be entitled to recover the costs including their reasonable attorney fees in addition to any other remedy at law or in equity to which they may be entitled. The enforcement rights set forth herein may be exercised by the owners of any of the lots created from the above described property regardless of the plat on which such lots may be shown, it being the intent that any owner of any part of the above described property shall have the right of enforcement against any other owner of any of the above described property.
10. These Restrictive Covenants may be amended by the recordation of a written instrument bearing the signatures of the then record owners of not least than seventy percent (70%) of all the lots created by the subdivision of the property described above.



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IN WITNESS WHEREOF, Declarants have caused this instrument to be executed the day and year set out above.

Stephen M. Puckett
Stephen M. Puckett

Donna K. Puckett
Donna K. Puckett

(SEAL)
 Jeanette D. Covington
 NOTARY PUBLIC
 Durham County, NC
 My Commission Expires March 27, 2022
 (SEAL)

STATE OF NORTH CAROLINA, COUNTY OF Durham

I, Jeanette D. Covington, a Notary Public for the County of Durham, State of North Carolina, certify that Stephen M. Puckett and Donna K. Puckett, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 3 day of May, 2017.

Jeanette D. Covington
Notary Public

My Commission Expires March 27, 2022