

NORTH CAROLINA,

DECLARATION OF RESTRICTIVE
COVENANTS

DOCUMENT #
0003300

SURRY COUNTY

THIS DECLARATION OF RESTRICTIVE COVENANTS AND CONDITIONS is made and executed this 25 of April, 2001, by James Scotty Lawson, Attorney in Fact for Johnny Clarence Tilley and wife, Allene Slate Tilley, owners and developers of the real property hereinafter described as follows:

Lots one through eleven of that property which appears of record in Plat Book 7, Page 153, Stokes County Registry;

WITNESSETH:

WHEREAS, Developers are the owners of a certain tract or parcel of land which has been subdivided and which appears of record in Plat Book 7, Page 153;

AND WHEREAS, Developers intend to convey said tracts as the same are shown and delineated on the Subdivision maps by deeds to various persons, firms and corporations, subject to certain restrictive and protective covenants and conditions which are deemed to make the Subdivision more desirable and to be for the benefit of all those who acquire title to any one or more of said numbered tracts, to the end that the restrictive and protective covenants and conditions herein set out shall inure to the benefit of each person, firm or corporation which may acquire title to any or all of said tracts, and which shall be binding upon each such person, firm or corporation to whom or to which the said Developer may hereafter convey any of said tracts by deed, deed of trust or other instrument;

NOW, THEREFORE, in consideration of the premises, Developers hereby covenant and agree that each of the above mentioned tracts shall be held, sold, encumbered and conveyed subject to the restrictive and protective covenants and conditions hereinafter set forth, and said restrictive and protective covenants and conditions shall become a part of each instrument conveying any of said tracts as fully and to the same extent as if set forth thereon, as a condition of the sale or conveyance of any of said numbered tracts, the Prospective Purchasers agree and covenant to abide by and conform with said restrictive and protective covenants and conditions.

The Restrictive and Protective Covenants and Conditions are as follows:

1. All tracts conveyed shall be for single family residential use only. No tract may be further subdivided into tracts less than five acres. Each tract shall have a maximum of one single family dwelling situated thereon.

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04/27/2001 2:17 PM
KATHY YOUNG
Register Of Deeds

- 2. All homes must be "site built" having a heated living area on a main floor of at least 1100 square feet or must consist of a new modular home with a permanent foundation.
- 3. No wrecked or junked motor vehicles shall be permitted to remain upon any tract.
- 4. All trash or garbage shall be kept in sanitary containers and properly disposed of at least once a week.
- 5. No noxious or offensive trade or activity shall be carried on upon said Tract, nor shall anything be done thereon which is or maybe become a nuisance or annoyance to the neighborhood.
- 6. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that horses, cows, goats, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for commercial purposes.
- 7. These Covenants are to run with the land and shall be binding on all persons acquiring title to any of the aforementioned Tracts up to and including the 1st day of January, 2031, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a vote of a majority of the then owners of the tracts, it is agreed to change the said covenants in whole or in part.
- 8. If the owners of the tracts, or any of them, or their heirs or assigns, successors in title, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person, persons, firm or corporation, owning any real property situated in said development to prosecute any proceedings at law or in equity against the person or persons, firms, and corporations violating or attempting to violate any such covenants and either prevent him or them from so doing and/or to recover damages for such violation.
- 9. Invalidation of any one of these covenants or conditions by judgment or order of any court shall in no way affect any of the remaining provisions, and all other provisions shall remain in full force and effect.

IN TESTIMONY WHEREOF, the parties hereto have set their hands and seals, as of the day and year first above written.

James Scotty Lawson (SEAL)
 James Scotty Lawson, Attorney in fact for
 Johnny Clarence Tilley
Johnny Clarence Tilley By
James Scotty Lawson (SEAL)
 Johnny Clarence Tilley, by and through his
 Attorney in fact, James Scotty Lawson

James Scotty Lawson (SEAL)
James Scotty Lawson, Attorney in fact for
Allene Slate Tilley

Allene Slate Tilley
James Scotty Lawson (SEAL)
Allene Slate Tilley, by and through her
Attorney in fact, James Scotty Lawson

NORTH CAROLINA,

SURRY COUNTY

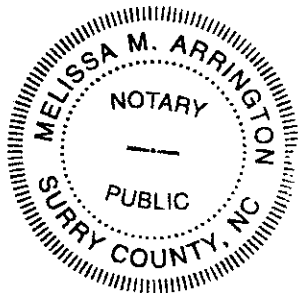
I, a Notary Public for said County and State do hereby certify that James Scotty Lawson, Attorney in Fact for Johnny Clarence Tilley and Allene Slate Tilley, personally appeared before me this day, and being by me duly sworn, says that he/she executed the foregoing and annexed instrument for and in behalf of the said Johnny Clarence Tilley and Allene Slate Tilley, and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds, Stokes County, North Carolina in Book 417, Page 1662 on the 8th day of December, 1998 and Book 421, Page 760, on the 18th day of March, 1999, and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

I do further certify that the said James Scotty Lawson acknowledged the execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Johnny Clarence Tilley and Allene Slate Tilley.

WITNESS my hand and notarial seal, this the 25 day of April, 2001.

Melissa M. Arrington
Notary Public

My Commission expires:
9-16-2001
(SEAL)



North Carolina, Stokes County
The foregoing certificate(s) Melissa M. Arrington
Arrington a Notary (or Notaries)
Public of the Government units designated is (are)
certified to be correct.
KATHY YOUNG, Register of Deeds
By Robert B. Handy, asst