

NORTH CAROLINA

WILKES COUNTY

KNOW ALL MEN BY THESE PRESENTS, that James N. Brown and wife, Ellagrene W. Brown and Don Stephen Bumgarner and wife, Jeanette W. Bumgarner all of North Wilkesboro, Wilkes County, North Carolina, do hereby covenant and agree to and with all persons, firms or corporations hereinafter acquiring any of the property below described:

BEING all of the lots, except 5 and 9, Block 1, Section B, which are hereby reserved for recreational purposes, as shown and described on the maps of Holly Hills, Section A and Section B, recorded in Map Book 7, Pages 8 and 9, Wilkes County Registry, reference to said map being hereby made for a more particular description.

that said property is hereby subject to the following restrictions as to the use thereof, running with said property, by whomsoever owned, to wit:

1. Said property shall be used for residential purposes only and no structures shall be erected or allowed to remain on any lot except one detached single-family dwelling, not exceeding two stories and an attic in height, facing the street and a one or two car garage.
2. No house shall be built on any lot in this subdivision having a frontage of less than 80 feet at the minimum set back line as hereinafter set out in these restrictions.
3. Said property shall not be used for business, manufacturing or commercial purposes, nor shall any animals or fowls be kept or allowed to remain on said property for commercial purposes and no animals other than household pets shall be kept or allowed to remain on said property for any purpose, nor shall anything be done on said property which is a nuisance or any annoyance to the community.
4. No building of any kind shall be erected or allowed to remain on said property if there are any cinder or concrete blocks exposed on any side.
5. No dwelling shall be erected or allowed to remain on said property if the ground floor area of the main structure, exclusive of one-story open porches and garages, shall be less than 1,150 square feet; the above described square footage is subject to a 10 per cent variance if approved in writing by the developers or owners of said property.
6. There is reserved an easement for and the right at any time in the future to grant rights of way for the installation and maintenance of public utilities across, on or under said property at a distance of not more than 10 feet from the rear lines and five feet from the side lines, but such rights of way must be used so as to interfere as little as possible with the use of said property by the owners of same.
7. The main building on any lot shall not be erected or allowed to remain facing in any direction except toward the street abutting the front of said lot, which as to corner lots shall be the street upon which said lot has the least frontage.
8. No residence of a temporary character shall be erected or allowed to remain on said property and no trailer, basement, or tent, shack, garages, barn, or other out-building erected on said property shall be used as a residence either permanently or temporarily.