

Hold: Wayne Michael

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STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON
HAROLD W. CALICUTT
REGISTER OF DEEDS
DAVIDSON COUNTY, N.C.
DECLARATION OF
RESTRICTIVE COVENANTS

WHEREAS, the undersigned are all of the owners of that property consisting of 13.394 acres more or less as described in Deed recorded in Deed Book 878, page 728 in the Office of the Register of Deeds for Davidson County, North Carolina; and

WHEREAS, the undersigned propose to divide the real estate into various Lots, which are situated as a neighbor unit; and

WHEREAS, the undersigned desire to impose certain restrictions and conditions upon the present and future use of said real estate;

NOW THEREFORE, the undersigned covenant and agree for themselves, their heirs, successors and/or assigns, with all persons, firms, corporations, or other entities hereafter acquiring title to a portion of the real estate identified above, that all of said real estate is hereby subjected to the following restrictions and conditions as to the use thereof, said conditions and restrictions to be appurtenant to and to run with all of the land described above, by whomsoever owned.

1. Use of Lots. Lots may be used only for residential purposes and for the cultivation of crops. No livestock may be raised upon the property. No buildings shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family residence per lot, and its customary accessory buildings, and buildings used in connection with the cultivation of the land.

2. Subdivision of Lots. This property may be subdivided by present or future owners, but no resulting lot may contain less than 2.00 acres.

3. No mobile homes, modular homes, manufactured homes, or other factory built homes may be located upon any lot. All residences constructed on the property must contain at least 1800 square feet of heated living space.

4. Applicable Period. The foregoing covenants and restrictions may remain in full force and effect, for a term of twenty years from the date this instrument is recorded, at which time said covenants, restrictions, and conditions shall automatically be extended for successive periods of five years unless altered by a vote of a majority of the then owners of the lots agreeing to change the restrictive covenants in whole or in part.

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5. Regulatory Ordinances. In case of conflict between any of the foregoing provisions and any zoning ordinance or other regulatory ordinance, the more restrictive requirement shall control.

6. Invalidation. Invalidation of any one of these covenants, restrictions or conditions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

In Testimony Whereof the undersigned have set their hands and seals this the 16th day of November, 1993.

John Edward Myers Sr. (SEAL)
John Edward Myers, Sr.

Pat Leonard Myers (SEAL)
Pat Leonard Myers

William A. Ramsey (SEAL)
William A. Ramsey

Wanda K. Ramsey (SEAL)
Wanda K. Ramsey

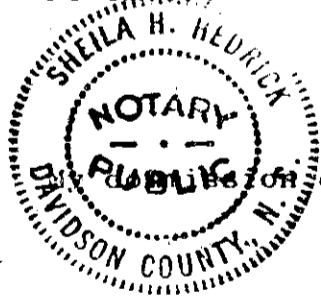
Maywood R. Wilkerson (SEAL)
Maywood R. Wilkerson

Mary Louise Wilkerson (SEAL)
Mary Louise Wilkerson

NORTH CAROLINA
DAVIDSON COUNTY

I, a Notary Public of said County and State, certify that John Edward Myers, Sr., and wife, Pat Leonard Myers personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 10th day of November, 1993.



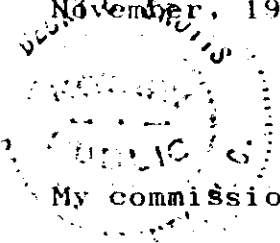
Sheila H. Hedrick
Notary Public

Commission expires: 9-23-95.

NORTH CAROLINA
DAVIDSON COUNTY

I, a Notary Public of said County and State, certify that William A. Ramsey and wife, Wanda K. Ramsey personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 10th day of ~~November~~ November, 1993.



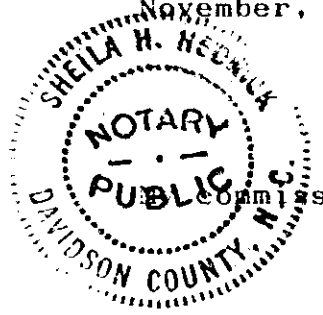
Becky C. Cotts
Notary Public

My commission expires: 6-7-98

NORTH CAROLINA
DAVIDSON COUNTY

I, a Notary Public of said County and State, certify that Maywood R. Wilkerson and wife, Mary Louise Wilkerson personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 16th day of ~~November~~ November, 1993.



Sheila H. Hedrick
Notary Public

My commission expires: 9-23-95

North Carolina—Davidson County
The foregoing (or annexed) certificate(s) of
Sheila H. Hedrick
Becky C. Cotts
Notary Public (Notaries Public) is certified to be correct
this 16 day of Nov A.D. 1993
Ronald W. Callicutt, Register of Deeds
Mary S. Rhoads Deputy