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SARAH H. HALE
REGISTER OF DEEDS

STATE OF NORTH CAROLINA

DECLARATION OF RESTRICTIVE COVENANTS

COUNTY OF VANCE

Whereas Jessie R. Harvin (widow of the late Lucius H. Harvin, Jr.) is the owner of a tract of land bounded on the south and west by Deepwood Drive, on the north by Cameron Drive, and on the east by Woodland Road, having acquired the same by deed recorded in Book 221 at pages 25 and 28, Vance County Registry;

And whereas she has caused said lands to be mapped and subdivided into six (6) numbered lots, upon a certain plat prepared by John L. Hamme, Registered Land Surveyor, dated December 21, 1992, entitled "Preliminary Subdivision Plan for Mrs. L. H. Harvin, Jr.", which plat appears of record in Plat Book "V" page 184, Vance County Registry;

And whereas she, as owner of all of said lands, is desirous of imposing certain restrictions upon the use thereof so as to promote the development for single family residential purposes, and for the mutual benefit of the owners, present and prospective, of all of said lots;

NOW, THEREFORE, in consideration of the foregoing, and in order to carry out the intent of the undersigned, as herein stated, the undersigned, Jessie R. Harvin (widow) does hereby impose the following restrictive covenants upon each of the six (6) numbered lots shown on the aforementioned plat recorded in Plat Book "V" page 184 Vance County Registry, to wit:

1. Each numbered lot shall be used for single family residential purposes only.
2. Only one dwelling house may be erected on a numbered lot, and said dwelling house must contain a minimum of 2,800 square feet of usable space, not including porches, carport, or deck. In addition to the one dwelling house permitted on a numbered lot, one garage or utility outbuilding is permitted, but this must be a permanent structure, and in keeping with the general quality of the dwelling house itself.
3. No mobile home or modular home may be located on any numbered lot, it being understood that only a dwelling house on a permanent foundation, of conventional construction is to be permitted.
4. There can be no subdivision of any numbered lot without the prior written consent of Jessie R. Harvin.
5. Jessie R. Harvin reserves the right to impose set-back requirements for each individual lot, and any such requirements will be inserted in the deed of conveyance for that particular lot.
6. Household pets are permitted, but no horses or other barnyard animals may be kept or maintained upon any numbered lot.
7. No commercial or business activity shall be conducted upon any numbered lot; it being understood, however, that a personal vegetable garden for the use of the owners will not violate this restriction. No activities which result in excessive noise, smoke or which might constitute a nuisance, as that term is generally understood, will be permitted. The keeping of a personal computer, and FAX machine in a residence, although sometimes used for business purposes, will not constitute a

violation of this restriction.

8. The plans, specifications and location of any dwelling house to be erected on any numbered lot shall be approved by Jessie R. Harvin, in writing.

9. Jessie R. Harvin hereby appoints George M. Harvin as her agent for the purpose of giving any approval required by these restrictions, and any such approval by George M. Harvin shall be binding as fully as if given by Jessie R. Harvin.

10. These restrictions shall be in full force and effect for 30 years from the date of the recording hereof.

IN TESTIMONY WHEREOF, Jessie R. Harvin has hereunto set her hand and affixed her seal, as of the 9th day of November, 1993.

Jessie Rose Harvin (SEAL)
Jessie R. Harvin
Jessie R. Harvin

STATE OF NORTH CAROLINA

COUNTY OF VANCE

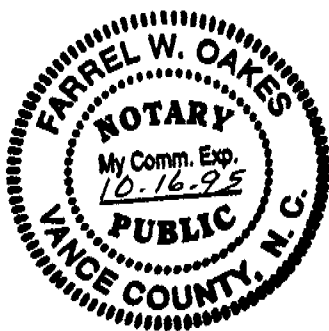
I, Farrel W. Oakes, Notary Public, hereby certify that Jessie R. Harvin (widow) personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witness my hand official seal, this 15th day of November, 1993.

Farrel W. Oakes
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Oct. 16, 1995



BP016/044FO

STATE OF NORTH CAROLINA, VANCE COUNTY

The foregoing certificate of Farrel W. Oakes, Notary Public of Farrel W. Oakes, Notary Public of Vance County, N.C. is certified to be correct. This instrument and certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

SARAH H. HALE, REGISTER OF DEEDS

By: Collyer E. Bear Deputy