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Drawer 708, Louisburg, N. C. 27549 (AST)

NORTH CAROLINA

VANCE COUNTY

RESTRICTIVE COVENANTS FOR
DABNEY HEIGHTS SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, the undersigned are the sole owners in fee simple of the following described property situate in Dabney Township, Vance County, North Carolina, and comprising Lots 1-38, inclusive, of the development known as "Dabney Heights Subdivision", as the same appear on plat thereof made by M. Keith Wrenn, Registered Land Surveyor, dated June 25, 1985, and recorded in Map Book U, Page 482, of the Vance County Registry, reference to said plat being hereby specifically referred to for a more particular and accurate description of said property; and,

WHEREAS, the undersigned contemplate the development of said property and the conveyance of lots therein; That it is the desire of the undersigned that the purchasers and subsequent owners of said property be protected by the covenants hereinafter set forth to the mutual advantage of the owners or the purchasers of any or all of said property;

NOW, THEREFORE, for and in consideration of the premises and as an inducement and incentive to the prospective buyers to purchase and develop said property, the undersigned do hereby covenant and agree to and with all persons, firms or corporations hereinafter acquiring any property in the above-described subdivision, that all of the lots on the map above referred to and now owned by the undersigned are hereby subject to the following restrictions as to the use thereof running with said property by whomsoever owned, and all subsequent conveyances thereof shall be subject to the terms, restrictions and conditions of the following covenants, to-wit:

1. All lots in this subdivision shall be used only for residential purposes and/or agricultural purposes; that no more than one residence with customary outbuildings shall be permitted on any one lot; that any residence, to include any mobile home placed upon any lot must contain a minimum of 700 square feet and must be permanently underskirted with brick or block and firmly anchored within sixty (60) days after placement on said lot.

2. All buildings to include outbuildings must be set back at least sixty (60) feet from the front right-of-way line and ten (10) feet from any side or back line; that all driveways installed on the property from its abutting roadway must use a pipe of sufficient size to insure proper drainage which shall be a minimum of fifteen (15) inches in diameter; that all water wells and septic tanks must comply with good health practices and Vance County Health Department and State of North Carolina Regulations.

3. That no incomplete or "junk type" structures shall be permitted on any lot nor shall any inoperative vehicles or equipment of any kind be located or permitted on any property.

4. That there shall be no resubdivision of any lot in this subdivision except that two or more lots may be joined together as a single lot or a portion of a lot may be added to an adjoining lot to create a single lot, however, in no instances shall there be allowed any re-subdivision which will create additional lots within the subdivision.

5. No livestock or animals may be raised or kept for commercial purposes, however, customary household petsshall be allowed for individual use; under no circumstances shall any swine be allowed on any lot within the subdivision.

6. That all roads within Dabney Heights Subdivision are to be considered private roads for the use and benefit of all of the property owners within said subdivision as a means of ingress, egress and regress to and from State Road 1421; it is specifically understood and agreed that all lots shall be conveyed to the center line of the private roads as shown on the above-referenced plat of Dabney Heights; however, the ownership of each lot is subject to the right-of-way for said private roads as shown on said plat and further, is subject to the twenty (20) foot drainage easements as shown on said plat; that the sellers will maintain the roads as shown on the subdivision plat until fifty percent of the lots have been sold, i.e. 19 lots; that as of the date the