

VANCE COUNTY, N.C.
FILED FOR RECORD

BOOK 637 PAGE 631

JUL 15 4 52 PM '88

STATE OF NORTH CAROLINA

COUNTY OF VANCE

SARAH L. HALE;
REGISTER OF DEEDS

RESTRICTIVE COVENANTS
FOR DEVELOPMENT OF

GILLBURG COUNTRY VILLAGE SUBDIVISION

WHEREAS, CLAYTON & FOSTER, INC., a North Carolina Corporation, is the owner in fee simple of the following described parcels of land:

46.09 acres as shown on plat prepared by Cawthorne & Associates, R.L.S., dated June 13, 1988 and recorded in Book "U", Page 722 and 723, Vance County Registry.

WHEREAS, Clayton & Foster, Inc. (the Developers) (where approval of Developers is required below, the signature of both the President and Secretary of Clayton & Foster, Inc. shall be required), for the purpose of creating and maintaining a quiet, restful and desirable development and for the protection of owners who build or buy homes in the said above-described development, do hereby covenant to and with the present and future owners of any lots sold from said tract as follows:

1. The above-described lots of land shall be used for residential purposes only; no dwelling may be erected, altered, placed or permitted to remain on the above-described lots other than one detached single family dwelling (and garage), not to exceed two stories in height, exclusive of basement.

2. No lot or group of lots shall be subdivided without the prior written consent of the Developers, their heirs, assigns, devisees or designated agent.

3. No dwelling (or other structure permitted by these restrictions) shall be hereafter erected, altered, or placed on the property herein conveyed closer than sixty (60) feet from the margin of the right of way of the road granting access to said lots (or ninety feet from the centerline of said road), nor twenty-five (25) feet from the side lines of said lots, nor closer than ten (10) feet from the rear lot lines of said property except lots No. 3, 4, 5, 15 and 16 which shall have a thirty (30) foot set back from the margin of the right of way of the road.

4. No structure of a temporary character, including tents, trailers or single-wide mobile homes shall be used on any lot at any time as a residence, either temporarily or permanently. Double-wide mobile homes, the plans and specifications to which have been previously approved by the Developers, may be used as a residence.

5. The plans and specifications for all proposed improvements to said property shall be approved in writing by the Developers prior to the commencement of any improvements upon said lots.