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NORTH CAROLINA
GRANVILLE COUNTY

THREE SISTERS SUBDIVISION
RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS that New Branch Home and Land Co., (hereinafter "Declarant"), owner of the following described tract or parcel of land, known as Three Sisters Subdivision, does hereby covenant, declare and agree with all persons, firms and corporations which may hereafter purchase, acquire, own, or lease any of the lots or parcels of land identified as Lots 1 through 9, Three Sisters Subdivision (the "property") and described as follows:

All those certain tracts or parcels of land situate in Oak Hill Township, Granville County, North Carolina, consisting of Tracts 1 through 9, according to plats of record by Alan's Surveying Company, P.A., dated September 8, 1998, in Plat Book 22, Pages 123 and 124, Granville County Registry, to which reference is made for a more particular description thereof.

These restrictive covenants are to run with the land and shall be binding on all lot purchasers and on all parties and persons claiming under them until September 15, 2025 at which time said restrictive covenants shall be automatically extended for successive periods of ten (10) years, unless by the written consent of the owners of more than eighty (80) per cent of the lots covered by these restrictions, it is agreed to change said restrictions in whole or in part.

BUILDING AND USE LIMITATIONS

1. No swine shall be allowed on any lot herein.
2. No junk or scrap materials shall be kept or stored on any lot herein. In addition, no unlicensed vehicles shall be allowed to remain on any lot for more than thirty days unless housed in an appropriate shed.
3. All mobile homes and modular homes shall be ten years old or newer at the time of installation unless specifically authorized by the Declarant in writing prior to installation.
4. No vehicular parking shall be allowed on Three Sisters Lane.
5. All sheds shall be positioned on lots according to Granville County Regulations and shall be composed of standard, attractive building materials.
6. No further subdivision of any tract shall be allowed.

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This instrument is prepared by
H. KYLE HICKS, Attorney-at-Law

Del. Frank Folger, atty. 9-24-98

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EASEMENTS

Each lot in Three Sisters Subdivision shall be subject to an easement fifteen (15) feet in width extending along all the entire property lines of each lot for the installation and maintenance of utilities, including but not limited to, water, sewer, electricity, telephone, and cable lines.

GENERAL PROVISIONS

Section 1. Right to Change.

Notwithstanding any other provision of these Restrictive Covenants these covenants and restrictions may be changed, repealed, or modified at any time, by unanimous consent of all of the then record owners in Three Sisters Subdivision evidenced by an agreement executed by all of said then record owners recorded in the Granville County Registry. However, the right of way easements of any public utility companies and any body or agency maintaining the private roads in said subdivision may be changed only with the consent of said company, companies, body or agency.

Section 2. Enforcement

Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any person, firm or corporation violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages. Failure of the Declarant, its successors or assigns, to enforce any covenant or restriction herein shall in no event be deemed a waiver of the right to do so thereafter.

Section 3. Severability.

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 WITNESS WHEREOF, the Declarant has set its name and corporate seal on the date written below.



NEW BRANCH HOME AND LAND CO.

BY:

Mark Fielding Darden
Mark Fielding Darden, President

Beth J. Darden
Beth J. Darden, Secretary

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