

Mail To:
Julianne Knight
P.O. Box 12061
Research Triangle Park
N.C. 27709

PROTECTIVE COVENANTS AND EASEMENTS OF WOODSTONE SUBDIVISION

THIS DECLARATION, made this the 25 day of August by Julianna O. Wright, James C. Wright, J.D. Goldston, Jr., and Louise F. Goldston, hereinafter called Declarants.

W I T N E S S E T H :

WHEREAS, the Declarants are the owners of the real property described in Article I of this Declaration and are desirous of subjecting said real property to the protective covenants and easements hereinafter set forth, each and all of which is and are for the benefit of such property and for each owner thereof, and shall inure to the benefit of and pass and run with said property, and each and every lot or parcel thereof, and shall apply to and bind the successors in interest and any owner thereof.

NOW, THEREFORE, the Declarants hereby declare that the real property described in and referred to in Article I hereof is and shall be held, transferred, sold, and conveyed subject to the protective covenants and easements set forth below:

ARTICLE I

The real property which is, and shall be held transferred, sold and conveyed subject to the protective covenants and easements set forth in the Articles of this Declaration is located in the County of Granville, State of North Carolina, and is more particularly described as follows:

Handwritten: *new 3/8/82*
 BEING Lots 1 thru 4, ~~11 thru 13, and~~
~~24 thru 32~~, of the Woodstone Subdivision
 according to plat recorded in Plat Book
 10 Page 48, Granville County Registry.

ARTICLE II

The real property described in Article I hereof is subjected to the following covenants and easements:

PROTECTIVE COVENANTS:

1. All of the provisions, requirements and restrictions hereinafter set forth shall be construed as covenants running with the land and binding upon the parties hereto and their respective heirs, successors and assigns; it being the purpose and intent hereof that such provisions, requirements and restrictions shall inure to the benefit and advantage of the owners of any lot or parcel of land in Woodstone Subdivision, and that the same may be enforced and violations thereof may be restrained by any such owner or owners.
2. No failure or neglect on the part of any owner of the land embraced in said Woodstone Subdivision to demand or insist upon the observance of any such provisions, requirements or restrictions or to proceed for the restraint of violation thereof shall be deemed a waiver of any such violation or operate as an estoppel to restrain a continuance thereof; but any such provisions, requirements or restrictions may be enforced at any time notwithstanding violations thereof may have been suffered or permitted at some prior time. Nor shall a waiver of any such provisions, requirements or restrictions in any particular be deemed a waiver of any other default, whether of the same or of a different nature.
3. No inoperative vehicles or equipment of any kind may be located on the property. The property is restricted to single family residential use. There shall be no resubdivision of

any lot in this subdivision. No more than one single family dwelling shall be permitted on any lot. No livestock or animals may be raised or kept for commercial purposes; however, all swine are prohibited. All animals must be confined to their lots. No single-wide mobile homes are allowed. Any residence placed upon the property must contain a minimum of 1,100 square feet. Modular Units shall be allowed upon architectural approval of Declarants. All units must have a permanent foundation. No incomplete or junk type structures shall be permitted on the property. All driveways installed to the property from its abutting roadway must use a pipe of sufficient size and length to insure proper drainage. The pipe must be at least 15 inches in diameter. All water wells and septic tanks must comply with good practice and Health Department requirements. All buildings must be set back at least 50 feet from the front line, 30 feet from the back line and 15 feet from the side line of said lot.

4. Trees and natural vegetation within five feet of all side and rear lines of the property must be left undisturbed, except for such disturbance as may be necessary for utilities. Thirty (30) percent of the area of each lot shall remain wooded. The intent of this provision is to retain the wooded and secluded character of the subdivision.

PRIVATE ROADS:

All of the streets shown on the map of the subdivision except North Carolina State Road 1710, shall be private streets and shall be dedicated for the use of the owners of all of the lots in the subdivision and the general public upon their completion. There is hereby created the Woodstone Property Owner's Association for the purpose of establishing rules and regulations governing the speed limits, and for the maintenance of land and the upkeep of the streets. Each owner of a lot abutting a completed private street in the subdivision shall be deemed a member of the Woodstone Property Owner's Association and shall be entitled to one vote per lot owned at the annual meeting of such association to be held on the second Monday _____ each year, commencing with the year _____. At the annual meeting there shall be elected a Board of Directors for the Woodstone Property Owner's Association consisting of seven members, and the seven members so elected shall be responsible for contracting and providing for the street regulations and maintenance. The cost of any repairs and maintenance contracted by the Board of Directors of the association shall be assessed equally to all the lots abutting the private streets. In the event a lot owner fails or refuses to pay his proportionate part of the street maintenance, the association may enforce such payment through civil action to be instituted for such

purpose in the General Court of Justice of Granville County, North Carolina. The assessment may not exceed \$60.00 per year per lot without a 3/4 (75%) vote of the entire association. Titles to all lots in the subdivision shall extend to the centerline of the private streets within the subdivision. Declarants, their heirs and assigns reserve the right to grant a general road easement to the North Carolina Department of Transportation or other governmental authority if said authority desires to include these roads in the public system.

UTILITY EASEMENTS:

There shall be an easement reserved for the use of all utilities public and private to provide service to the Woodstone Subdivision ten (10) feet wide from the front and rear of each lot and five (5) feet wide from the sidelines of each lot. All power lines extending from the roads into the lots must be underground. Declarants, their heirs and assigns reserve the right to execute easements to utility companies requesting same.

Witness our signature this 21st day of August, 1986.

Julianne O. Wright (SEAL)
Julianne O. Wright

James C. Wright (SEAL)
James C. Wright

J.D. Goldston, Jr. (SEAL)
J.D. Goldston, Jr.

Louise F. Goldston (SEAL)
Louise F. Goldston

STATE OF NORTH CAROLINA
WAKE COUNTY

Personally appeared before me, the undersigned authority in and for said County and State, Julianne O. Wright, James C. Wright, J.D. Goldston, Jr., and Louise F. Goldston, whose signatures appear to the foregoing instrument, who acknowledged that they signed and delivered said instrument on the

BOOK 261 PAGE 428

day and year of its date for the purposes stated therein.

Witness my hand and Notarial Seal, this the 25 day of August, 1986.

Jennifer H. Wright
Notary Public

My Commission Expires: 6-21-89



(SEAL)

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

STATE OF NORTH CAROLINA, GRANVILLE COUNTY.

The foregoing Certificate(s) of James K. Wright
Notary Public of Wake County,
is/are certified to be correct.
This instrument was presented for registration this day and hour and duly recorded in the office of the Register of Deeds of Granville County, N. C., in Book 261, Page 424.
This 3rd day of November, A. D., 1986 at 2:30 o'clock P. M.
Recorded and verified: By J. K. Mann
\$ 11.00 Rec. Fees \$ _____ Asst. Register of Deeds
Stamps