

NORTH CAROLINA
GRANVILLE COUNTY

PROTECTIVE COVENANTS, PRIVATE ROAD
MAINTENANCE PROVISIONS AND RESERVATION
OF EASEMENTS FOR
SANDY CREEK FARMS SUBDIVISION

THIS DECLARATION of Protective Covenants, Private Road Maintenance Provisions and Reservation of Easements made this the 4th day of September, 1984, by SANDY CREEK FARMS, a Granville County, N. C. General Partnership, herein called Declarant;

W I T N E S S E T H:

THAT WHEREAS, the Declarant is the owner of certain real property hereinafter described, and desires to subject said real property to certain Protective Covenants and Private Road Maintenance Provisions as hereinafter set forth, and further desires to reserve unto itself the right to grant certain utility service easements to utility companies furnishing services to the property;

NOW, THEREFORE, the Declarant hereby declares that the real property hereinafter described is and shall be held, transferred, sold and conveyed subject to the Protective Covenants and Private Road Maintenance Provisions hereafter set out. The real estate which is the subject of these Protective Covenants and Private Road Maintenance Provisions is described as Lots Nos. 1 through 48, inclusive, of Sandy Creek Farms Subdivision, Brassfield Township, Granville County, N. C., as shown on map of the subdivision made by Precision Surveys, Inc., August 24, 1984, and recorded in Plat Book 9, page 174, Granville County, N. C. Registry. The Protective Covenants are as follows:

1. No inoperable or junk motor vehicles or equipment of any kind may be located on the property.
2. The property is restricted to use for residential and limited agricultural purposes such as gardening and the tending of orchards, vineyards and plant nurseries. Only one dwelling or residence may be located on each lot.
3. The lots in the subdivision shall not be re-subdivided, except that the interior boundary lines of Lots 1 through 5 may be relocated by the property owner, provided no additional lots may be created and no lot resulting from such relocation shall contain less than 40,000 square feet.
4. No livestock or animals, except horses, may be raised or kept for commercial purposes, and no hogs shall be permitted on the property.
5. In the event a mobile home is placed on the property, the same shall be fully underskirted and firmly anchored within 60 days.
6. No incomplete or junk type structures shall be permitted on the property.
7. All driveways installed from abutting roadways must use a pipe of sufficient size to insure proper drainage and in any event shall be not less than 15 inches in diameter.
8. All water wells and septic tanks must comply with the standards set forth by the Granville County Health Department.
9. All buildings, mobile homes and other structures must comply with the building set back lines shown on the recorded plat of the subdivision.
10. These Protective Covenants shall remain in full force and effect and be binding on the property until December 31, 2004, after which time they shall be automatically extended for successive periods of 5 years each, unless by a vote of the majority of lot owners in the subdivision, it is agreed to change, modify or abolish the covenants.
11. No tobacco allotment has been allocated or transferred to any lot in the subdivision.
12. These Protective Covenants shall run with and be a part of the title to the property.

ROYSTER, ROYSTER
& CROSS
ATTORNEYS AT LAW
OXFORD, N. C.

For Modification of Protective Covenants, See Plat Bk. 249, Pg. 137.
N.C. to Granville County, N.C. 9-19-84

PRIVATE ROAD MAINTENANCE PROVISIONS

BOOK 249 PAGE 26

Lots Nos. 13 through 45 of Sandy Creek Farms Subdivision front on a private road as shown on the plat of the subdivision, which road is dedicated for the use of the owners of all of the lots in the subdivision and the general public. There is hereby created a Sandy Creek Farms Property Owners' Association for the purpose of establishing rules and regulations governing the speed limits and for the maintenance and upkeep of such road. Each of the owners of the lots numbered above shall be deemed a member of the Sandy Creek Farms Property Owners' Association, and shall be entitled to one vote per lot owned at the annual meeting of such association to be held on the 2nd Saturday of January of each year, beginning with the year 1985. At the annual meeting there shall be elected a Board of Directors for the association, consisting of 3 members, and the 3 members so elected shall be responsible for contracting and providing for the road maintenance and regulations. The costs of any repairs and maintenance contracted by the Board of Directors of the association shall be assessed equally to all of the above numbered lots. In the event a lot owner fails or refuses to pay his proportionate part of such road 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, N. C. In addition thereto, the failure to pay such road assessments within sixty (60) days after receipt of an invoice therefor, shall constitute an event of default in the outstanding purchase money note and deed of trust held on such lot by Sandy Creek Farms Partnership. Titles to all lots in the subdivision shall extend to the centerline of both the public and private roads which they adjoin. However, the Declarant herein, and its successors and assigns, reserve the right to grant a general road easement to the N. C. Department of Transportation, or other governmental authority, if it is desired that such private road be included in the public highway system.

RESERVATION OF UTILITY EASEMENTS

The Declarant hereby reserves the right to grant general utility service easements to any public utility desiring to provide service of such utilities to an individual lot owner.

IN TESTIMONY WHEREOF, the Declarant has caused this instrument to be executed by one of its partners in behalf of the partnership, the day and year first above written.

SANDY CREEK FARMS, A Granville
County, N. C. General Partnership

By: T. S. Royster, Jr. (SEAL)
T. S. Royster, Jr., Partner,
Acting for the Partnership

NORTH CAROLINA

GRANVILLE COUNTY

I, a Notary Public in and for the State and County aforesaid do hereby certify that T. S. Royster, Jr., Partner, Acting for the Partnership of Sandy Creek Farms, a Granville County, N. C. General Partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial Seal, this the 14th day of
September, 1984.

Peggie R. Strother
Notary Public

My commission expires: 1-31-86

ROYSTER, ROYSTER & CROSS
ATTORNEYS AT LAW
OXFORD, N. C.

STATE OF NORTH CAROLINA, GRANVILLE COUNTY.
The foregoing certificate(s) of Peggie R. Strother, a Notary Public of Granville County, N. C.

(~~has~~) 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 249, Page 25.

This 14th day of September, A. D. 19 84 at 3:35 o'clock P. M.
Recorded and verified: By J. J. Mann Register of Deeds
\$ 6.50 Rec. Fees \$ Stamps