

BOOK 586 PAGE 704

Deed - Franklin W. Hancock IV

PREPARED BY: FRANKLIN W. HANCOCK IV

NORTH CAROLINA,
GRANVILLE COUNTY:

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

HANCOCK & NELMS, INC., owners of the hereinafter described tracts or parcels of land known as Meadowbrook Subdivision, do hereby covenant and agree to and with all persons, firms and corporations which may hereafter purchase, acquire or lease any lot or parcel of land in the property hereinafter described; that the following Restrictive Covenants shall be applicable to said property during the term hereinafter set forth:

1. The tracts or parcels of land which are subject to these Restrictive Covenants known as Meadowbrook Subdivision are under deed from Chandler T. Currin and wife, Mae Love Currin to Franklin Wills Hancock IV and John K. Nelms, Jr., dated July 27, 1988, and duly recorded in Deed Book 559 at Page 492 in the office of the Register of Deeds, Granville County, North Carolina.

2. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family residence and its customary accessory buildings and uses. No duplex houses, apartments, commercial or industrial buildings shall be constructed on any such lot. This shall not be interpreted to preclude the provision of servant's quarters or rooms incidental to residence and garage structure.

3. No residence can be erected on less than one lot and except further, that two lot owners may subdivide a lot lying between them, but only one residence shall be built on the combined original lot and the subdivided portion of any lot; provided further, that adjoining property owners may adjust a common boundary line by the sale or exchange of property by such owners, so long as such sale or exchange conforms in all respects with the zoning ordinances having jurisdiction and all other provisions of these Restrictive Covenants.

4. No single family dwelling shall be built, erected, altered or used unless the main body of the structure, exclusive of garages, porches, breezeways, stoops, and terraces, shall contain at least 1,100 square feet of floor space in the main body of the house if the structure is a one-story building or at least 1,400 square feet of floor space in the main body of the house if the structure is a split-level building. Said measurements are to be measured from outside wall lines.

5. No building or part of a building other than steps, overhanging eaves or cornices shall extend nearer to the

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front property line than the building set back line shown on recorded plat of the Meadowbrook Subdivision.

6. No structure of a temporary character, mobile home, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a temporary or permanent residence.

7. No cattle, swine or goat may be kept on any homesite or reserved area, but limited numbers of horses, dogs, or cats may be kept on homesite under reasonable regulations of control and sanitation, provided they do not become a nuisance to other owners in the development, and further provided that they are not kept, bred or maintained for any commercial purposes.

8. Where no municipal or other properly engineered and constructed sewerage line is available, all sewage disposal shall be by septic tank meeting the approval of the North Carolina State Board of Health until such time as municipal or other properly engineered and constructed sewerage disposal is available.

9. This conveyance is made and accepted subject to any easements or right-of-ways that may have been granted for power, light and telephone lines and drainage facilities, or as shown on the recorded plat of Meadowbrook Subdivision.

10. Garbage containers will be concealed from public view, and so constructed and placed as to prevent raiding by dogs or other small animals.

11. No truck or other commercial vehicle having a capacity larger than one ton shall be parked on premises or streets within this subdivision for other than a visit.

12. No dwelling of any kind shall be erected or placed on any lot in the subdivision, until the building plans and specifications shall have been approved by Franklin Wills Hancock IV and John K. Nelms, Jr., or its designee, in writing as to conformity in size, type and quality, and as to harmony of design with previous or existing dwellings in the subdivision, but it is agreed that such approval shall not be unreasonably withheld.

13. Pursuant to Section 214 of the zoning ordinance for the City of Oxford, any structure on any corner lot shall comply with minimum front building line which it faces, and said structure shall comply with 50% of the minimum setback requirements of any other street which the corner lot abuts.

14. These covenants, conditions and restrictions shall remain in full force and effect through December 31, 2000, after which said covenants shall be automatically extended for successive periods of ten years unless by vote of three-fourths of the then owners of the lots in the area it is agreed otherwise.

15. Invalidity of any one of these covenants by judgement or court order shall in no way effect any of the other provisions which shall remain in full force and effect.

16. It is further stipulated and agreed that the owners of property in Meadowbrook Subdivision and their heirs,

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successors or assigns, may enforce the above Restrictive Covenants and agreements by injunction and that this shall not be in exclusion of, but in addition to, other remedies available in law.

IN TESTIMONY WHEREOF, the said HANCOCK & NELMS, INC. has caused these presents to be signed by its President, attested by its Secretary, and its corporate seal to be hereto affixed this the 13th day of August, 1990.

HANCOCK & NELMS, INC.
Franklin W. Hancock IV
Franklin W. Hancock IV, President
John K. Nelms, Sr.
John K. Nelms, Sr., Assistant Secretary/Treasurer

NORTH CAROLINA,
GRANVILLE COUNTY.

This the 22nd day of August, 1990, personally came before me John K. Nelms, Sr., who, being by me duly sworn, says that he knows the common seal of HANCOCK & NELMS, INC., and is acquainted with Franklin W. Hancock IV, President of said corporation and saw the said President sign the foregoing instrument, and saw the said common seal of said corporation affixed to said instrument by said President and that he the said John K. Nelms, Sr., signed his name in attestation of the execution of said instrument in the presence of said President of said corporation.

Witness my hand and official seal, this the 22nd day of August, 1990.

Betty S. Hicks
Notary Public
Commission expires: 11-18-94

STATE OF NORTH CAROLINA, GRANVILLE COUNTY

The foregoing certificate of *Betty S. Hicks*
Betty S. Hicks a Notary Public
of *Granville County, NC.*
is certified to be correct.

This instrument was presented for registration and filed in
this office in Book 586 Page 706

This 22nd day of August, 1990
at 4:55 o'clock P. M.

Harold O. Mann
Register of Deeds

\$10.00