

STATE OF NORTH CAROLINA
COUNTY OF VANCE

BOOK 623 PAGE 693

PROTECTIVE COVENANTS

AND

PRIVATE ROAD MAINTENANCE PROVISIONS

FOR RAMBLEWOODS ESTATES

THIS DECLARATION OF PROTECTIVE COVENANTS AND PRIVATE ROAD MAINTENANCE PROVISIONS, made and entered into this the 23rd day of July, 1987, by MARVIN G. BREEDLOVE, JR. and wife, FAYE V. BREEDLOVE, both of Vance County, North Carolina, hereinafter 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 WHEREAS, the Declarant wishes to adopt these Protective Covenants and Private Road Maintenance Provisions in order to promote orderly development of the subject real estate and to promote a harmonious and livable neighborhood within the subject real estate,

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 hereinafter set out. The real estate which is the subject of these Protective Covenants and Private Road Maintenance Provisions is described as Lots 6-12 as shown on that map of Ramblewoods Estates prepared by Cawthorne & Associates, Registered Land Surveyors, P.A., (L-2500), made and dated June 1, 1987, regarding certain real estate lying alongside State Road 1369 in Vance County, North Carolina.

The Protective Covenants are as follows:

1. No inoperable or junk motor vehicles or equipment of any kind may be located on the subject property.
2. The property is restricted to use for residential and limited agricultural purposes, such as private gardening and the tending of private orchards and vineyards. Only one dwelling or residence may be located on each lot, and the minimum first story, or ground level, square footage is 1,400 square feet.
3. The only building permitted on any lot, in addition to the dwelling or residence as set forth above, shall be a utility building maintained for such purposes as storing gardening tools.