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Fee Amt: \$26.00 Page 1 of 2
Revenue Tax: \$0.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1956 PG 416-417

NORTH CAROLINA
GRANVILLE COUNTY

PROTECTIVE COVENANTS

THESE PROTECTIVE COVENANTS made this _____ day of _____, 2023, by JSW Partners, a N.C. General Partnership, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, the Declarant is owner of the property described as Tract H depicted on plat recorded in Plat Book 52, Page 37 and being a portion of the property described in Deed Book 1920, Page 167 recorded in the Granville County Registry.

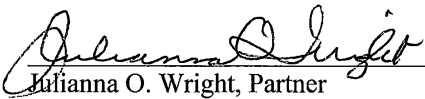
NOW, THEREFORE, The Declarant does hereby declare that the above-described real property and future adjoining tracts that may be designated as subject to these covenants within their respective conveying instruments, is and shall be held, transferred, sold and conveyed subject to these Protective Covenants:

1. Prior to the construction of any dwelling, all plans and specifications, depicting design, materials and locations on the tract of the proposed dwelling, and outbuildings shall be given to Julianna O. Wright for approval. Failure of Julianna O. Wright to accept or reject a plan with thirty (30) days after receipt-in-writing of plan shall constitute acceptance of said plan.
2. No structure of a temporary character such as a tent, shack, or camper shall be used as a dwelling. No mobile homes shall be permitted.
3. All animals and fowl shall be confined to their owner's property. All pens and housing for any animals or fowl shall be regularly cleaned. There shall be no odor or disruptive noise from animals or fowl. No kennels are allowed. Large scale commercial raising of animals or fowl is not allowed. No animals of an aggressive nature shall be allowed.
4. No junked vehicles shall be allowed to remain on any tract nor any junkyards, junk materials or large-scale trade inventories.
5. Communication towers shall be allowed only with the written permission of Declarant.

6. All garbage shall be stored in receptacles which garbage shall be disposed of regularly. No obnoxious or dangerous materials shall be buried on the property
7. No loud, obnoxious, repetitious noise shall be allowed, nor anything done that would be an annoyance or nuisance to the other tract owners.
8. No 18-wheeler tractors or trailers or heavy construction equipment shall be parked on the private road.
9. Five (5) feet of space adjoining side lot lines and ten (10) feet of space along rear lot lines shall be reserved for utility easements.
10. Existing trees shall remain undisturbed within fifteen (15) feet of side lot lines and rear lot lines except for reasons of utility installation, disease of trees, or fall impact danger.
11. Only one division resulting in no more than two lots shall be allowed for each tract unless approval is given in writing by Declarant or Declarant Assigns.
12. Tract H is also subject to "Subdivision Street Disclosure Statement and Maintenance Declaration" recorded in Book 1936 Page 672-674 Granville County Registry.

These covenants and restrictions are to run with the land and shall be binding on all parties subject to them for a period of twenty-five (25) years from the date the covenants are recorded in the Office of the Register of Deeds in Granville County

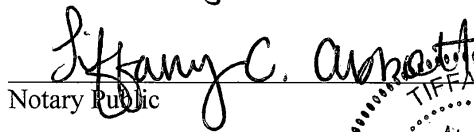
IN WITNESS WHEREOF, Declarant has caused this instrument to be executed the day and year set out above.

 (SEAL)
Julianna O. Wright, Partner

STATE OF NORTH CAROLINA, COUNTY OF Granville

I, Tiffany C. Abbott, a Notary Public for the County of Granville, State of North Carolina, certify that Julianna O. Wright for JSW Partners, a N.C. General Partnership personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 1st day of August, 2023.


Notary Public

My Commission Expires: 7.29.27

