

NORTH CAROLINA
GRANVILLE COUNTY

RESTRICTIVE COVENANTS
Lots 10-18, Plat Book 15
Page 168, known as the Crown
Oaks Subdivision, and being a
portion of the property in Deed
Book 248, Page 319, Granville
County Registry.

KNOW ALL MEN BY THESE PRESENTS that the undersigned being the owners of the approximately 268 acre Tract in Tally Ho Township, Granville County, North Carolina, known as Crown Oaks, a portion of the F & C Associates Tract as described in Deed of record in Deed Book 248, Page 319, Granville County Registry, and do hereby agree with all parties, firm or corporations hereinafter owning or acquiring any of the land known as the Crown Oaks tract that said land is hereby subject to the following covenants and restrictions as to the use thereof:

1. No noxious or offensive activities shall be carried on or permitted, nor shall anything be done thereon which may be or may become an annoyance or nuisance to others within close proximity. The above paragraph shall not prohibit hunting or the safe use of fire arms as regulated by any governmental agencies.

2. Mobile homes may be used as temporary residences only. All mobile homes used as temporary residences shall be removed by July 1, 1997. All mobile homes must be under-skirted and maintained in a good habitable condition.

3. No lot can be subdivided more than one time.

4. No disabled junked car, truck or other motor vehicles

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This instrument prepared by
DANIEL F. FINCH, Attorney-at-Law

mailed 5-27-94 F&C Associates 7717 Audubon Dr. Rd. NC 27615

BOOK 650 PAGE 200

shall be permitted to remain on said land for a longer period than reasonable for accomplishing repairs to the same.

5. These covenants and agreements shall run with the land and be binding on all parties and persons claiming under them until January 1, 2024, on which date these covenants shall expire.

6. Enforcement of these covenants and agreements shall be by proceedings at law or in equity by the owner of any land, against any person or persons violating or attempting to violate any covenant, either to restrain violation, or recover damages. All the present owners of said property or any subsequent grantee of the property do hereby agree by accepting a deed for any portion of said property to be bound by all of the terms of this agreement.

7. Invalidation of any one of these covenants by judgment, court order or by law shall in no way affect the validity of the provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned owners have set their hands and seals this the 25 day of May 1994, 1994.

F & C Associates, a NC
General Partnership

By: Kitty Fried (SEAL)
Kitty Fried, General
Partner

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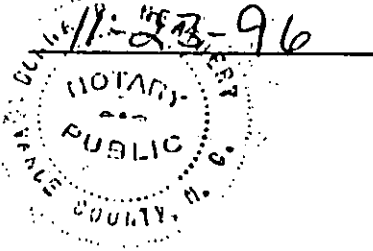
NORTH CAROLINA
GRANVILLE COUNTY

I, Donna P. Neathery, a Notary Public of the county of VANCE and state aforesaid, do hereby certify that Kitty Fried, a General Partner of F & C Associates, a NC General Partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein set forth.

Witness my hand and notarial seal this the 25th day of May, 1994.

Donna P. Neathery
Notary Public

My commission expires:



STATE OF NORTH CAROLINA, GRANVILLE COUNTY.

The foregoing certificate(s) of

Donna P. Neathery

A Notary Public of Vance County, N.C.

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 650, Page 199.

This 25th day of May, A.D., 19 94 at 10:43 o'clock A. M.

Recorded and verified:

Shirley E. Gird
Register of Deeds

By Donna H. Rogers
Asst/Deputy Register of Deeds

\$ 12.00 - Rec. Fees \$ _____ Stamps _____

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