

NORTH CAROLINA
GRANVILLE COUNTY

PROTECTIVE COVENANTS

Prepared by and return after recording to:
C.P. Breedlove

THESE PROTECTIVE COVENANTS made this st day of , 2024, by Clayton P. Breedlove, hereinafter referred to as "Declarant".

W I T N E S S E T H:

WHEREAS, The Declarant is the owner of lot A shown on Plat Book , Granville County Register of Deeds and the Declarant desires to subject said real property to the Protective Covenants hereinafter set forth.

NOW, THEREFORE, The Declarant does hereby declare that the aforesaid parcels shall be held, transferred, sold and conveyed subject to these Protective Covenants and Conditions:

1. No animals, livestock, or poultry of any kind, except as noted below, shall be raised, bred, or kept on any lot, except dogs, cats or other household pets may be kept, provided they are not bred or maintained for any commercial purposes. Dogs, cats, or other household pets shall not be a nuisance of any type to the adjoining owner(s). Female chickens may be allowed with adjoining lot owner permission and must be confined to the owners lot.
2. No junked, disabled, or unregistered automobiles shall be allowed to remain on the lot.
3. All buildings within the lot shall be maintained in a neat and pleasing manner, and shall keep the lot free and clear of all tall grass, unsightly undergrowth, dead trees and bushes, trash, and rubbish.
4. No obnoxious or offensive activity shall be carried on upon the lot, nor shall anything be done to become an annoyance or nuisance to the adjoining property owner(s).
5. No manufactured or mobile homes may be placed on the lot for whatever purposes. No incomplete structures, trailers, tents, or camper units shall be used as a residence on the lot.
6. Accessory structures shall be located behind the front plane of the main dwelling. Swimming pools must be located behind the rear plane of the main dwelling and screened by fencing or landscaping.
7. No motorbikes, go-carts, or three or four wheel recreational vehicles shall be operated on the lot. UTVs and ATVs may be used for periodic property maintenance. Other types of motor vehicles or machinery that are excessively loud are prohibited unless required for property maintenance, construction, or improvement activities.
8. No sign of any type may be permanently displayed. Signs of no greater size of 24" X 24" shall be allowed for temporary use.
9. 30 feet wide utility easement reserved within the lot along and parallel to the front property line.
10. No communication towers allowed without written permission of the Declarant