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SARAH H. HALE  
REGISTER OF DEEDS

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STATE OF NORTH CAROLINA )  
COUNTY OF VANCE )RESTRICTIVE COVENANTS  
FOR DEVELOPMENT OF  
OAK FOREST SUBDIVISION

WHEREAS, CKC PARTNERSHIP, a North Carolina General Partnership consisting of James W. Crawford, Jr., Robert C. Kemp and James W. Crawford, III, is the owner in fee simple of the following described parcels of land:

A subdivision consisting of 16 lots entitled "Oak Forest Subdivision shown on plat prepared by John Lee Hamme, Civil Engineer and Land Surveyor, dated July 22, 1993 and recorded in Book "V", Page 283 Vance County Registry.

WHEREAS, CKC Partnership ("the Developers") (when approval of Developers is required below, the signature of either James W. Crawford, Jr. or Robert C. Kemp shall be sufficient), for the purpose of creating and maintaining a quiet, restful and desirable development and for the protection of owners who build or buy homes in the said above-described development, do hereby covenant to and with the present and future owners of any lots sold from said tract as follows:

1. The above-described lots of land shall be used for residential purposes only; no dwelling may be erected, altered, placed or permitted to remain on the above-described lots other than one detached single-family dwelling (and garage).
2. No building, structure, outbuilding, fence or other improvement of any nature whatsoever shall be constructed on the property unless and until the plans for such construction have been approved in writing by the Developer, or its successor or designated Agent. No construction shall begin and no portion of the Property shall be graded except in accordance with the approved plans.
3. All homes constructed in said subdivision shall have heated living areas, exclusive of one-story open porches and garages, of at least 1250 square feet for a two-story house or a split-level house, and 1150 square feet for a one-story house.
4. No building, structure, outbuilding or other improvement shall be constructed on the Property except by conventional construction, and no single or double-wide mobile home or dwelling of similar construction shall be erected on the property; however, a pre-cut building or other modular home may be erected upon the Property with the prior written permission of the Developers.
5. Approval of the proposed plans and specifications shall be based upon the compliance with the provisions of these Restrictive Covenants, the quality of workmanship and materials, harmony of exterior design with the surrounding structures, location of improvements with respect to topography and finished grade elevation, the effect of the construction on the natural vegetation and all other factors which in the sole opinion of the Developers shall affect the desirability or suitability of the proposed improvements.
6. Approval by the Developers shall not constitute a basis for liability of the Developers for any reason, including, without limitation: (i) failure of the plans to conform to any applicable building codes, or (ii) inadequacy or deficiency in the plans resulting in defects in the improvements.

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7. No lot or group of lots shall be subdivided without the prior written consent of the Developers, their heirs, assigns, devisees or designated agent. Only one residence may be constructed on any Lot; provided, however that outbuildings and other improvements may be constructed if approved by the Developers as provided above.

8. No sign of any kind shall be displayed to public view on any Lot except one sign of not more than six (6) feet advertising the Lot for sale or signs used by a builder to advertise the lot during construction and sale period.

9. No structure of a temporary character, (including tents or trailers or mobile homes shall be used on any lot at any time as a residence, either temporarily or permanently.

10. No dwelling (or other structure or improvement permitted by these restrictions) shall be hereafter erected, altered, or placed on the property herein conveyed closer than sixty (60) feet from the margin of the right of way of the road granting access to said lots (or ninety (90) feet from the centerline of said road) (except the front setback shall be forty-five (45) feet if the street is a cul-de-sac), nor closer than ten (10) feet from any interior lot line, nor closer than fifteen (15) feet from the side or rear lot lines of said Lot. For purposes of this paragraph, eaves, steps, and cornices shall not be considered part of a building.

11. No animals, livestock, or poultry of any kind shall be raised or bred on any Lot, except that dogs, cats, or any other normal household pets may be kept, provided (i) they are not kept, bred, or maintained for any commercial purpose and (ii) they shall not become an annoyance or nuisance to other Lot owners.

12. No noxious or offensive activity shall be carried on or allowed upon any portion of the Property nor shall anything be done thereon that may be or become a nuisance or annoyance.

13. No part of the property herein conveyed shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste and the same shall not be kept, except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition in rear yards only.

14. No water supply system for human consumption or sewage disposal system shall be permitted on the lots herein conveyed unless the location, construction and design are in full compliance with requirements, standards and recommendations of the Vance County Health Department and North Carolina State Board of Health. No outdoor toilets or privy shall be constructed on any tract.

15. Each Lot shall be maintained free of tall grass, undergrowth, dead trees, weeds and trash, and generally free from any condition that would decrease the attractiveness of the Property, after improvement of the lot has begun.

16. Any motor vehicle or other motor conveyance not in a running condition must be removed within thirty (30) days. No disabled, junked or dismantled motor vehicles shall be allowed on any lot.

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17. All exposed foundations of the residences constructed on the Property shall be of brick or stone veneer, unless other materials are approved in advance by the Developers.

18. Easements for utilities and drainage are reserved for ten (10) feet along all front, side and rear property lines, and the right is reserved for the Developers, their successors and assigns to establish and grant additional easements along any streets, avenues or drives for the purpose of furnishing utilities in or through said subdivision.

19. The Developer reserves the right to subject the property in this subdivision to a contract with Carolina Power and Light Company for the installation of underground electric cables and/or street lighting, either or both of which will require a continuing monthly payment to Carolina Power & Light Company by each purchaser of property in said subdivision. The Developers also reserve the right to subject the real property in the subdivision to a contract with the City of Henderson, or another governmental agency, for the installation of water mains and hydrants for the furnishing of water to the subdivision which may require an initial payment and/or continuing monthly payments to the City of Henderson, or other governmental agency by the owners of each Lot.

20. Each and every owner of property in said subdivision hereby agrees to bear their pro-rata cost necessary to maintain the private street or road which provides access to the property in an all-weather condition, with the cost of said care, upkeep and maintenance to be divided proportionately between the parties hereto, based on the number of lots in the subdivision using said access road; until such time as said road is accepted by the North Carolina Department of Transportation for maintenance, and the Developers hereby reserve the right to subject all of the lots in said subdivision to a right-of-way in favor of the Department of Transportation at such time as the said Department is willing to accept the road for public maintenance.

21. The Developers shall be responsible for contracting for any road maintenance work which may be required for the road providing access to the property, and shall be responsible for any decisions regarding the need for maintenance and the manner and extent of said improvements or repairs to be completed.

22. No Owner shall drive or park or permit or allow any other person to drive or park any heavy equipment (including tractor-trailers) on the private road in question, except that moving vans, landscaping and driveway grading equipment may be allowed for brief periods of time in connection with improvements to said lots or when Owners are moving into improvements located on the said lots.

23. All Owners agree to observe posted speed limits along said road.

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24. These restrictions and conditions are covenants running with the land and shall be binding on all owners of property covered by these restrictive covenants and all persons claiming under them for a period of twenty years from the date of these Restrictive Covenants and cannot be altered or changed prior to that date without the written consent of the Developers, their heirs, assigns or devisees. The invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other covenants which shall remain in full force and effect. The enforcement of these covenants may be by proceeding in law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

25. Unless specifically prohibited herein, these Restrictive Covenants may be modified or amended by a duly recorded instrument signed by the Developers (so long as the Developers retain any interest in the property) and by the Owners of sixty per cent (60%) of those Lots which have been conveyed by the Developers.

This the 24th day of June, 1994.

CKC PARTNERSHIP, A North Carolina General Partnership

BY: James W. Crawford, Jr. (SEAL)  
James W. Crawford, Jr., Partner

BY: Robert C. Kemp (SEAL)  
Robert C. Kemp, Partner

BY: James W. Crawford, III (SEAL)  
James W. Crawford, III, Partner

STATE OF NORTH CAROLINA  
COUNTY OF VANCE

I, Amy P. Knott, a Notary Public, do hereby certify that James W. Crawford, Jr., James W. Crawford, III and Robert C. Kemp, all acting as Partners in CKC Partnership, a North Carolina General Partnership personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal this the 24th day of June, 1994.

Amy P. Knott  
Notary Public

My commission expires: 6-30-97

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STATE OF NORTH CAROLINA, VANCE COUNTY  
The foregoing certificate of Amy P. Knott, Notary Public of Vance County, N.C. is certified to be correct. This instrument and certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.  
SARAH H. HALE, REGISTER OF DEEDS  
BY: Rebecca W. Hume Deputy