

RESTRICTIVE COVENANTS FOR DEVELOPMENTOFPEACEFUL ACRES SUBDIVISION

PREAMBLE: The effective date of the Restrictive Covenants contained herein shall be February 1, 1973; and said covenants shall run with the land until June 1, 1999, unless modified or released by the grantors or their heirs, devisees or such persons as shall succeed the grantors as owners of all of the hereinafter-described lands;

S. T. PEACE, Jr. and wife ANNE C. PEACE, and VIRGINIA A. PEACE, Widow, are the owners in fee simple of the following described parcels of land:

Lots No. 5, 10, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, and 57 as shown on that certain plat of "Peaceful Acres", prepared by Jenkins & Jones, Engineering and Surveying, dated October 6, 1972, and recorded in Plat Book I, at Page 163, Vance County Registry, to which plat reference is hereby made for more definite description.

S. T. PEACE, Jr. and wife ANNE C. PEACE, and VIRGINIA A. PEACE, Widow, for the purposes 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 said lots as follows:

1. No building shall be erected on said land other than private residences, or vacation cottages, together with such residential accessory buildings as are usual for residential property; and such residential accessory buildings shall conform in appearance and construction to the main residence on each of said lots.

2. Construction of buildings shall be conventional building materials and completed in a neat and workman-like manner. Metal siding shall not be used on exterior of any building except painted or enameled standard aluminum siding. All exterior construction on dwellings must be completed within one year after foundations are laid.

3. No dwelling shall be located, built or maintained on any lot until the plans, specifications and site location for said dwelling have been approved in writing by the grantors or their heirs, assigns, or duly appointed agents.

DRAFTED BY: ROBERT S. HIGHT, ATTORNEY