



Doc No 10098714
Recorded: 04/04/2025 12:49 50 PM
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Franklin County North Carolina
Brandi S. Brinson, Register of Deeds
BK **2393** PG **427 - 428 (2)**

North Carolina
Franklin County

Protective Covenants for
Exempt Subdivision Plat for Lots 1-5
Spring Rock Road
Book of Maps 2024
Page 380

This Declaration of Restrictive Covenants made this 14 day of March, 2025 by Abiel, LLC
(hereinafter called collectively "Declarants").

WHEREAS DECLARANT is owner of real property shown on Plat Book 2024, Page 380 recorded in the Franklin County Registry and are desirous of subjecting said property to the Protective Covenants hereinafter set below.

NOW THEREFORE, Declarant does hereby declare that the above-described real property located in Franklin County, North Carolina is and shall be held, transferred, sold, and conveyed subject to the following Protective Covenants.

1. 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. No more than three (3) large dogs shall be allowed.
2. No junked vehicles shall be allowed to remain on any tract nor any junkyards, junk materials or large-scale trade inventories.
3. Communication towers shall be allowed only with the written permission of Declarant.
4. All garbage shall be stored in receptacles which garbage shall be disposed of regularly. No noxious or dangerous materials shall be buried on the property.
5. No loud, obnoxious, repetitious noise shall be allowed, nor anything done that would be an annoyance or nuisance to the other tract owners. No sustained firearm target practice is allowed.
6. No 18-wheeler tractors or trailers or heavy construction equipment shall be parked on the private road.
7. Five feet (5) of space adjoining sidelines and ten (10) feet of space along rear lines shall be reserved for utility easements.
8. Existing trees shall be left uncut for fifteen (15) feet on sidelines and backlines except for reasons of utility installation, disease of trees, or fall impact danger.

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 (20) years from the date the covenants are recorded in the Office of the Register of Deeds in Franklin County. Covenants shall be extended for successive periods of five years unless an instrument signed by a majority of the owners of the lots has been recorded, said instrument agreeing to change the covenants in whole or in part.

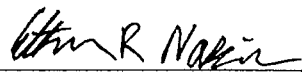
Abiel, LLC
a North Carolina Limited Liability Company


Eugene Mack, Manager Member

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, a Notary Public of the County and State aforesaid, certify that Eugene Mack appeared before me this day and acknowledged that she/he is manager member of Abiel, LLC, a North Carolina Limited Liability Company and that by authority duly given, the foregoing instrument was signed by her in the Company name as the act of the Company.

Witness my hand and official stamp or seal, this the 14th day of March, 2025.


Notary Public

My Commission Expires: 11/27/28

