

**NORTH CAROLINA
GRANVILLE COUNTY**

PROTECTIVE COVENANTS

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

THESE PROTECTIVE COVENANTS are made this ____ day of _____, 2024, by Clayton P. Breedlove (the "Declarant").

WITNESSETH:

WHEREAS, the Declarant is the owner of Lot A as shown on Plat Book _____, Granville County Register of Deeds; and

WHEREAS, the Declarant desires to subject said real property to the protective covenants hereinafter set forth;

NOW, THEREFORE, the Declarant hereby declares that the aforesaid parcel shall be held, transferred, sold, and conveyed subject to the following Protective Covenants and Conditions:

1. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on the lot, except that dogs, cats, or other customary household pets may be kept, provided they are not bred or maintained for commercial purposes. Such dogs, cats, and other household pets shall not constitute a nuisance of any kind to adjoining owners. Female chickens may be kept only with the permission of adjoining lot owners and must be confined to the owner's lot.
2. No junked, disabled, or unregistered automobiles shall be allowed to remain on the lot.
3. All buildings and improvements on the lot shall be maintained in a neat and pleasing manner, and the lot shall be kept free and clear of 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 thereon that may become an annoyance or nuisance to adjoining property owners.
5. Modular homes and manufactured doublewide homes shall be permitted on the lot, provided such homes are no more than two (2) years old as of the date of placement on the lot. No singlewide manufactured homes shall be permitted on the lot for any purpose. 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-wheel or four-wheel recreational vehicles shall be operated on the lot. UTVs and ATVs may be used for periodic property maintenance. Other 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 on the lot. Temporary signs not exceeding twenty-four inches (24") by twenty-four inches (24") shall be permitted.

9. A thirty-foot (30') wide utility easement is reserved within the lot along and parallel to the front property line.

10. No communication towers shall be permitted without the prior written permission of the Declarant.

This instrument is intended as a formal restatement of the Protective Covenants in corrected form. It should be reviewed for final legal sufficiency, parcel references, and recording requirements before execution and recording.

DECLARANT:

Clayton P. Breedlove

STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE

I, _____, a Notary Public of said County and State, certify that Clayton P. Breedlove personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this ____ day of _____, 2024.

Notary Public

My commission expires: _____