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Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1957 PG 579-582

Prepared by and return to: N. Kyle Hicks, P. O. Box 247, Oxford, NC 27565

STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE

**DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR SUBDIVISION OF LOTS
FOR MICHAEL SATTERFIELD**

THIS DECLARATION OF RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS, made this the 11 day of August, 2023, by Michael Satterfield, herein called Declarant;

W I T N E S S E T H:

THAT WHEREAS, Declarant is the owner of certain real property herein described and desires to subject said real property to certain restrictive covenants hereinafter set forth, and does hereby declare that the real property hereinafter described is and shall be held, transferred, sold and conveyed subject to the Covenants and Conditions hereinafter set out.

**ARTICLE I
DEFINITIONS**

Section 1. "Declarant" shall mean and refer to Michael Satterfield, his heirs, successors and/or assigns.

Section 2. "Home" shall mean and refer to a dwelling or place of residence constructed upon a lot within the property.

Section 3. "Lot" shall mean and refer to Lots 1 through 9 as shown on the recorded subdivision map entitled "Minor & Exempt Subdivision for Michael Satterfield" as recorded in Plat Book 52, Page 117, Granville County Registry.

Section 4. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the properties, including contract purchasers,

but excluding those having such interest merely as security for the performance of an obligation.

Section 5. "Person" shall mean and refer to any individual, Corporation, Partnership, Association, Trustee or other legal entity.

Section 6. "Property" or "Properties" shall mean and refer to that certain real property on plat and survey of Lots 1 through 9, Subdivision of Lots for Michael Satterfield, as it is developed by Declarant and surveyed, platted and described in Plat Book 52, Page 117, Granville County Registry.

ARTICLE II BUILDING AND USE RESTRICTIONS

Section 1. All lots shall be used for single family residential purposes only. Each lot is limited to one home per lot.

Section 2. No home (or other structure permitted by these restrictions) shall be erected, altered, or placed on any lot herein conveyed until the plans and specifications for such have been submitted to and approved in writing by Declarant, or its duly authorized agents or assignees. Such approval shall not be unreasonably withheld and is for the purpose of maintaining architectural continuity in the interest of the orderly development of the subdivision. Failure of Declarant or Assignee to accept the submitted plans within thirty (30) days after submission in writing shall constitute a rejection of said plans.

Section 3. No home may be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling and garage (excluding porches, basement, garages, carports, eaves, steps and other auxiliary structures that shall be erected on said tract) containing not less than 2,000 square feet of living area.

Outbuildings and accessory buildings shall be confined to the rear of the lot shall not be harmonious with the home as to the exterior siding color and roof color.

Section 4. All driveways shall be constructed to the North Carolina Department of Transportation specifications. In addition, there is required a 15-foot concrete driveway approach on each lot extending from the edge of the state-maintained road and which shall be completed by the completion of construction of the dwelling on said lot.

Section 5. All homes must be stick built on site. No single, double or triple wide mobile homes or modular homes of any kind shall be parked or placed on any lot. A recreational type trailer or camper may be stored on the rear of the property if it is screened from public view, but cannot be used as a residence. All homes must have brick or stone skirting and partial brick or stone fronts, including

porches.

Section 6. No animals of a known aggressive species shall be allowed on any lot. All pets shall be kept in compliance with the Granville County animal control laws. Pets shall be kept so that they shall not be a nuisance or annoyance to other lot owners.

Section 7. No animals, livestock or poultry of any kind shall be raised or bred on any lot for commercial purposes.

Section 8. Each owner shall maintain all buildings and improvements in a neat and pleasing manner and shall keep the lot free and clear of all tall grass and unsightly undergrowth, dead trees, bushes, trash and rubbish. All garbage shall be stored in receptacles that are picked up and disposed of weekly. Receptacles shall be out of site from the Bob Daniel Road, and screened.

Section 9. No part of the lots 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.

Section 10. No water supply system for human consumption or sewage disposal system shall be permitted on any lot herein conveyed unless the location, construction and design are in full compliance with requirements, standards and recommendations of the Granville County Health Department and North Carolina State Board of Health.

Section 11. No trade, business or commercial activity of any kind, and no noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

Section 12. No loud, prolonged, repetitive or obnoxious or offensive noises or activities shall be allowed on any lots. Further, no discharging of firearms shall be allowed upon any lot at any time.

Section 13. No further subdivision of the lots as depicted on the subdivision plat referenced herein shall be allowed unless approved by the Declarant. Only one home per lot shall be allowed.

Section 14. There shall not be granted across any lot any easements or right-of-ways for ingress, egress or regress to any other adjacent tract or parcel of land.

Section 15. All utility lines extending from the public road to the dwelling site shall be underground utilities.

ARTICLE III

GENERAL PROVISIONS

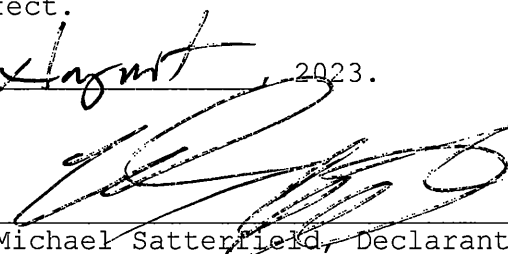
Section 1. These restrictions and conditions are covenants

running with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date of this instrument and cannot be altered or changed prior to that date without the written consent of the Declarant, or 80% of the lot owners once the Declarant no longer owns lots in the subdivision. Any amendments must be recorded.

Section 2. Enforcement. The Declarant or any lot owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now and hereafter imposed by the provisions of this Declaration. Failure by the Declarant or by any lot owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 3. Severability. Invalidation of any one of these provisions shall not affect any other provisions herein which shall remain in full force and effect.

This the 11 day of August, 2023.

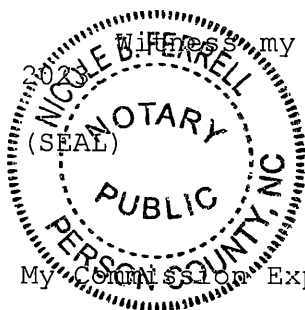
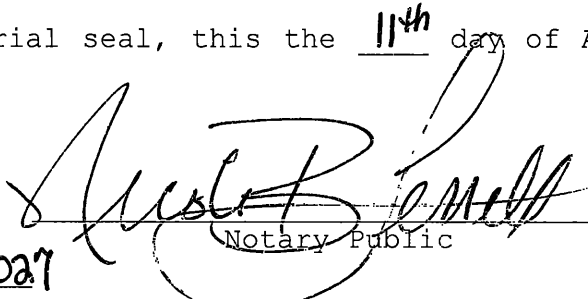


Michael Satterfield, Declarant (SEAL)

STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE

I, Nicole B. Ferrell, a Notary Public for ^{Person} said County and State, do hereby certify that Michael Satterfield, Declarant, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

Witness my hand and notarial seal, this the 11th day of August, 2023.

Notary Public

My Commission Expires: 10/28/2027