

DECLARATION OF RESTRICTIVE COVENANTS
Marshall Landing Subdivision

THIS DECLARATION OF RESTRICTIVE COVENANTS (“Declaration”) is made for the purpose of establishing uniform standards and restrictions for the development known as Marshall Landing Subdivision, located at or near Horizon Drive and Skyline Drive, Louisburg, Franklin County, North Carolina 27549.

1. PLAT REFERENCE AND LEGAL DESCRIPTION

The property subject to these covenants is more particularly described as follows:

All those certain lots shown on the plat entitled “Marshall Landing Subdivision,” consisting of ten (10) lots, as recorded in Plat Book 2025, Page 403, Franklin County Registry.

Said property is located off Horizon Drive and Skyline Drive, Louisburg, North Carolina, and is incorporated herein by reference as if fully set forth.

Tax Parcel Identification Numbers (PINs): See Attachment #1 included

2. PURPOSE

To maintain value, desirability, and residential integrity of the subdivision.

3. LAND USE

Residential use only. No commercial use except quiet home occupations.

4. MINIMUM DWELLING REQUIREMENTS

Site-built homes only. Minimum 1,700 sqft (1-story) and 2,000 sqft (2-story).

5. PROHIBITED STRUCTURES

No mobile homes, manufactured homes, or temporary residences.

6. SETBACKS

Front: 30 ft | Side: 10 ft | Rear: 25 ft (or per county, whichever greater).

7. GARAGES

Minimum two-car garage required.

8. OUTBUILDINGS

Permitted if consistent with main structure and not used as residence. No metal or plastic type out buildings. Wood or composite building materials only.

9. LOT MAINTENANCE

Lots must be clean and maintained. No tall grass or unattended lawn

10. VEHICLES

No inoperable, unlicensed vehicles and long-term RV/boat storage must be screened by a fence and located in the rear of the home.

11. UTILITIES

Private well and septic systems. Underground utilities where feasible.

12. SIGNS

Only real estate and builder signage allowed.

13. NUISANCE

No activity causing disturbance or interference with neighbors. No discharge of any firearms at any time. While entertaining, loud music (if other neighbors hear it, it is too loud), etc. must be avoided and should cease after 11 pm nightly

14. ARCHITECTURAL CONTROL

Developer/Builder approval required for construction plans

15. NO HOA

No HOA established. Enforcement by developer or lot owners.

16. TERM

25 years, automatically renewing in 10-year increments.

17. SEVERABILITY

Invalid provisions do not affect remaining terms.

18. AMENDMENTS

Amendable by developer or majority of owners. Attachment #1 outlines property information to include lot number and map reference.

19. RECORDING

To be recorded in Franklin County Register of Deeds.

Bounty Construction, Inc.
Charles D'Armetta

State of North Carolina
Franklin County

STATE OF NORTH CAROLINA

COUNTY OF FRANKLIN

I certify that the following person personally appeared before me this day, acknowledging the due execution of the foregoing instrument. This the ____ day of May, 2026.

Notary Public

My Commission Expires: _____