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Granville County, NC
Kathryn Crews Averett Reg of Deeds
BK 1255 Pg 909-911

**PROTECTIVE COVENANTS OF BRANTLEY PLACE SUBDIVISION
A RESIDENTIAL SUBDIVISION
LOTS 1 - 18**

Prepared by & mail to:
Wayne Bailey
10931 Strickland Road, #111
Raleigh, NC 27615

THIS DECLARATION OF PROTECTIVE COVENANTS made this 5th day of March, 2008, by Churchill Associates, a North Carolina General Partnership and Circle B Developers, Inc. a North Carolina Corporation, hereinafter referred to as OWNER, in Granville County, North Carolina;

WITNESSETH:

WHEREAS, OWNER is the owner of the real property described below and is desirous of subjecting said real property to the Protective Covenants hereinafter set forth,

Being all of Lots 1 through 18 inclusive, of BRANTLEY PLACE SUBDIVISION, according to map and survey thereof by Stephen M. Puckett dated and recorded in Granville County Registry in Book of Maps 35, Page 91.

NOW, THEREFORE, OWNER does hereby declare that the above described real property located in Granville County, North Carolina is and shall be held, transferred, sold and conveyed subject to these Protective Covenants:

1. All lots shall be used for residential purposes as defined by Granville County zoning code. Prior to construction of any dwelling, all plans and specifications depicting design, materials, location on lot and landscaping of the proposed dwelling shall be given to Wayne Bailey, or assign, for approval. Failure of Wayne Bailey or assign to accept the plan within thirty (30) days after submission to him in writing shall constitute a rejection of said plan. No mobile homes may be used as dwellings. Off-frame modular houses are allowed.
2. No more than two (2) animals of a large species shall be allowed on any lot. No animal shall be allowed to roam and all animals shall at all times be appropriately penned. No animals, livestock or poultry shall be raised or bred on the herein conveyed lots, except that dogs, cats or any other household pets may be kept on any lot so long as sanitary conditions are maintained and they are not kept, bred or maintained for any commercial purpose. All pets shall be kept in compliance with the Granville County

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animal control laws. Pets shall be kept so that they shall not be a nuisance, danger or annoyance to other lot owners.

3. No junked or disabled automobiles shall be allowed to remain on any lot and yard shall be kept free of brush, tree limbs, and weeds.

4. All garbage shall be stored in receptacles that are picked up and disposed of weekly. Receptacles shall be out of sight from subdivision streets and screened.

5. No loud, obnoxious, or offensive activity shall be carried on upon any lot, nor shall anything be done to become an annoyance or nuisance to the adjoining property owners in the subdivision.

6. Driveways to be built to North Carolina Department of Transportation standards.

THESE COVENANTS AND RESTRICTIONS are to run with the land and shall be binding on all parties and all persons subject to them for a period of twenty years from the date the covenants are recorded after which said covenants shall automatically be extended for successive periods of ten years, unless an instrument in writing signed by a majority of the then owners of the lots has been recorded, said instrument agreement to change said covenants in whole or in part.

IN WITNESS WHEREOF, CHURCHILL ASSOCIATES, a North Carolina General Partnership and CIRCLE B DEVELOPERS, INC a North Carolina Corporation, has caused this instrument to be executed this 5th day of March, 2008.

CHURCHILL ASSOCIATES, A NORTH
CAROLINA GENERAL PARTNERSHIP

Robert Wayne Bailey (SEAL)
Robert Wayne Bailey, Managing Partner *Managing Partner*

CIRCLE B DEVELOPERS, INC,
A NORTH CAROLINA CORPORATION

Terry Brantley (SEAL)
Terry Brantley, President

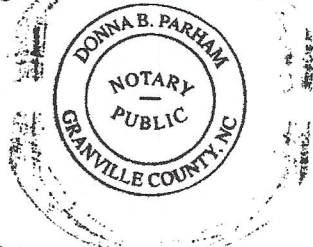
STATE OF NORTH CAROLINA
COUNTY OF Granville

I, Donna B. Parham, a Notary Public of the County and State aforesaid, do hereby certify that Robert Wayne Bailey, Managing Partner, Churchill Associates, a North Carolina General Partnership, personally appeared before me this day and acknowledged the due execution of the foregoing Protective Covenants for the purposes therein contained.

Witness my hand and notarial seal, this 5 day of March, 2008

My commission expires November 18, 2009

Donna B. Parham
NOTARY PUBLIC



STATE OF NORTH CAROLINA
COUNTY OF Granville

I, Donna B. Parham, a Notary Public of the County and State aforesaid, do hereby certify that Terry Brantley, President, Circle B. Developers, Inc., a North Carolina Corporation, personally appeared before me this day and acknowledged the due execution of the foregoing Protective Covenants for the purposes therein contained.

Witness my hand and notarial seal, this 5 day of March, 2008

My Commission expires November 18, 2009

Donna B. Parham
NOTARY PUBLIC

