

NORTH CAROLINA

WAKE COUNTY

PROTECTIVE COVENANTS

OF

IRON GATE, SECTION I

KNOW ALL MEN BY THESE PRESENTS that Irongate Development Company as Owner, Cameron-Brown Company and O. B. Hawkins, Jr., Trustee, being all of the persons, firms or corporations owning or having any interest in those lands located in Wake County, North Carolina designated as Iron Gate, Section I, a map of which is recorded in Book of Maps 1973, Page 322, Wake County Registry, do hereby agree and covenant with all persons, firms or corporations now owning or hereafter acquiring any of the area included within those lots hereinafter designated as Lots Nos. 1 through 97, Nos. 146 through 151 and No. 122 Iron Gate, Section I according to map recorded in Book of Maps 1973, Page 322, Wake County Registry, that said lots are subject to the following restrictions as to the use thereof, running with said property by whomsoever owned, to wit:

1. A building unit shall consist of a tract of land within the area embraced by Lots Nos. 1 through 97, Nos. 146 through 151 and No. 122, Iron Gate, Section I, according to map recorded in Book of Maps 1973, Page 322, Wake County Registry, having a width at the minimum set-back line of not less than 80 feet and an area of not less than 12,000 square feet, or each of Lots Nos. 1 through 97, Nos. 146 through 151 and Lot No. 122, and every part thereof, as shown on map of Iron Gate, Section I, recorded in Book of Maps 1973, Page 322, Wake County Registry, without regard to width or square footage of said lots.

2. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars.

3. The ground floor area of the main structure exclusive of one-story open porches and garages, shall be not less than 1300 square feet for a one-story dwelling, nor less than 1000 square feet for a dwelling of more than one story.

4. No building shall be located on any lot nearer to the front lot line than 35 feet nor nearer to any side street line than 25 feet. No building shall be located nearer than 10 feet to an interior building unit line. However, no side yard shall be required for a garage or other permitted accessory building located 100 feet or more from a street line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of any building, but this may not be construed to permit any portion of a building on a lot to encroach on another lot.

5. No dwelling shall be erected or placed on any building unit having a width of less than 80 feet at the minimum building set back line, nor shall any dwelling be erected or placed on any building unit having an area of less than 12,000 square feet, Provided: a dwelling may be erected on any numbered lot as shown on the subdivision plat without regard to width of said set back line and without regard to area.

6. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear ten feet of each lot.

7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

8. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

NORTH CAROLINA

WAKE COUNTY

I, Mary E. Carlisle, a Notary Public, do hereby certify that Clinton E. Williams, General Partner of Irongate Development Company, appeared before me this day and acknowledged the due execution of the foregoing instrument, as the act and deed of said partnership.



My commission expires 5-19-76.

Witness my hand and notarial seal this 19 day of November, 1973.

Mary E. Carlisle
Notary Public

NORTH CAROLINA

WAKE COUNTY

I, Cynthia J. Vargason, a Notary Public, do hereby certify that Clinton E. Williams personally appeared before me this day and acknowledged that she is Not Secretary of Cameron-Brown Company and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by himself as its Not Secretary.



My commission expires 4-24-78.

Witness my hand and notarial seal this 19 day of November, 1973.

Cynthia J. Vargason
Notary Public

NORTH CAROLINA

WAKE COUNTY

I, Cynthia J. Vargason, a Notary Public, do hereby certify that D. B. Hawkins, Jr. personally appeared before me this day and acknowledged the execution of the foregoing instrument.



My commission expires 4-24-78.

Witness my hand and notarial seal this 19 day of November, 1973.

Cynthia J. Vargason
Notary Public

NORTH CAROLINA—WAKE COUNTY

The foregoing certificate of Mary E. Carlisle of Cynthia J. Vargason

(are) certified to be correct. This instrument was presented for registration and recorded in this office in Book 2206 Page 129 This 20 day of November, 1973, at 11:55 o'clock A. M.

Alice J. Rowland
Deputy Register of Deeds