

BOOK 1678 PAGE 509

NORTH CAROLINA,
WAKE COUNTY.

PROTECTIVE COVENANTS FOR
GREENWOOD FOREST SUBDIVISION
SECTION IV PART "A"

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10,
BLOCK J; AND LOTS 9, 10, 11,
12, 13, 14, 15, 16, 17, 18, 19,
20, 21 AND 22, BLOCK L

KNOW ALL MEN BY THESE PRESENTS: THAT C. L. MEDLIN AND WIFE, PHOEBE D. MEDLIN, OF WAKE COUNTY, NORTH CAROLINA, DO HEREBY COVENANT AND AGREE TO AND WITH EACH OTHER AND ALL OTHER PERSONS, FIRMS OR CORPORATIONS NOW OWNING OR HEREAFTER ACQUIRING ANY PROPERTY IN THE AREA HEREINAFTER DESCRIBED, THAT ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10, BLOCK J, AND LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22, BLOCK L, AS SHOWN ON MAP OF GREENWOOD FOREST SUBDIVISION SECTION IV PART "A" BY MOORE, GARDNER & ASSOCIATES, INC., ENGINEERS, ASHEBORO, NORTH CAROLINA, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA, IN BOOK OF MAPS 1965, PAGE 182, NOW OWNED BY THE PARTIES ABOVE MENTIONED, ARE HEREBY SUBJECTED TO THE FOLLOWING RESTRICTIONS AS TO THE USE THEREOF, RUNNING WITH SAID PROPERTIES BY WHOMSOEVER OWNED, TO-WIT:

1. A BUILDING UNIT SHALL CONSIST OF A TRACT OF LAND HAVING A WIDTH AT THE STREET FRONTAGE OF NOT LESS THAN 100 FEET AND AN AREA OF NOT LESS THAN 14,000 SQUARE FEET. A LOT REFERS TO LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10, BLOCK J, AND LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22, BLOCK L, AND EVERY PART THEREOF ACCORDING TO A MAP OF GREENWOOD FOREST SUBDIVISION SECTION IV PART "A" BY MOORE, GARDNER & ASSOCIATES, INC., ENGINEERS, ASHEBORO, NORTH CAROLINA, AND RECORDED IN THE WAKE COUNTY REGISTRY IN BOOK OF MAPS 1965, PAGE 182. THE OWNERS OF SAID LOTS OR BUILDING UNITS MAY VARY THE LINES OF SAID LOTS EXCEPT AS OTHERWISE PROVIDED HEREIN BUT MAY NOT REDUCE THE SIZE OF ANY BUILDING UNIT TO LESS THAN THE ABOVE FRONTAGE OR AREA.

2. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY BUILDING UNIT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED $2\frac{1}{2}$ STORIES IN HEIGHT, A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS AND OUTBUILDINGS NECESSARY TO RESIDENTIAL USE; PROVIDED, HOWEVER, THAT A DWELLING MAY BE ERRECTED ON ANY OF THE AFORESAID LOTS, REGARDLESS OF THE NUMBER OF SQUARE FEET OR FRONTAGE.

3. NO DWELLING SHALL BE PERMITTED ON ANY BUILDING UNIT WHICH HAS A GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, OF LESS THAN 1200 SQUARE FEET FOR A ONE STORY BUILDING, NOR OF LESS THAN 1000 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY; PROVIDED A SPLIT LEVEL DWELLING SHALL CONTAIN A TOTAL MINIMUM FINISHED LIVING SPACE AREA OF 1200 SQUARE FEET FOR ALL LEVELS COMBINED.

4. EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREIN, NO BUILDING SHALL BE LOCATED NEARER THAN 40 FEET TO THE FRONT LOT LINE NOR NEARER THAN 25 FEET TO ANY SIDE STREET LINE. NO BUILDING SHALL BE LOCATED NEARER THE UNIT LINE OF AN ADJACENT UNIT THAN 10 FEET EXCEPT THAT NO SIDE YARD SHALL BE REQUIRED FOR A GARAGE OR OTHER PERMITTED ACCESSORY BUILDING LOCATED 90 FEET OR MORE FROM THE FRONT LOT LINE. FOR THE PURPOSES

OF THIS COVENANT, EAVES, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF A BUILDING; PROVIDED, HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A BUILDING UNIT TO ENCROACH UPON ANOTHER UNIT. THE WORD "EAVES" FOR THE PURPOSE OF THIS COVENANT SHALL BE DEEMED TO INCLUDE CARPORTS OPEN ON THE SIDE OPPOSITE THE HOUSE AND ON BOTH ENDS AND SUPPORTED ON SAID SIDE AND ENDS BY NOT MORE THAN SIX POSTS. IN THE EVENT THAT A DWELLING IS CONSTRUCTED NEARER TO THE ADJACENT UNIT LINE THAN IS PERMITTED BY THIS PARAGRAPH BUT NOT NEARER THAN FIVE FEET TO SUCH LINE, SUCH VIOLATION MAY BE WAIVED BY THE EXECUTION AND RECORDATION IN THE WAKE COUNTY REGISTRY OF AN INSTRUMENT IN WRITING SIGNED BY ANY ONE OF THE PARTIES TO THIS AGREEMENT, IF LIVING, AND THE OWNERS OF THE ADJACENT BUILDING UNIT ON THE SIDE ON WHICH THE VIOLATION OCCURS. UPON EXECUTION AND RECORDATION OF SUCH WAIVER, SAID VIOLATION SHALL NOT THEREAFTER BE DEEMED EXISTING.

5. 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.

6. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREOF WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

7. 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.

8. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

9. THESE COVENANTS SHALL RUN WITH THE LAND AND BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2000, ON WHICH DATE THEY SHALL AUTOMATICALLY EXPIRE.

10. ENFORCEMENT OF THESE COVENANTS SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.

IN TESTIMONY WHEREOF, THE SAID C. L. MEDLIN AND WIFE, PHOEBE D. MEDLIN, HAVE HERETO SET THEIR HANDS AND SEALS, THIS THE 20th DAY OF OCTOBER, 1965.

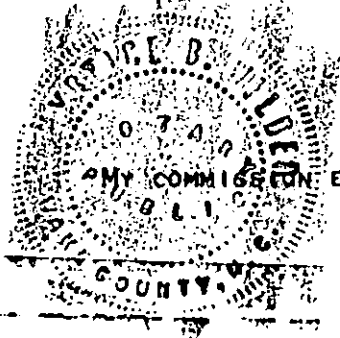
C. L. Medlin (SEAL)

Phoebe D. Medlin (SEAL)

NORTH CAROLINA,
WAKE COUNTY.

I, Myrtice B. Wilder, NOTARY PUBLIC, DO HEREBY CERTIFY THAT C. L. MEDLIN AND WIFE, PHOEBE D. MEDLIN, THIS DAY PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND NOTARIAL SEAL, THIS 20th DAY OF OCTOBER, 1965.



Myrtice B. Wilder
NOTARY PUBLIC

FORM 1

NORTH CAROLINA—Wake County.

The foregoing certificate(s) of Myrtice B. Wilder

Let the said deed and certificate(s) be registered. Witness my hand this 26 day of Oct., 1965.
Probate Fee 25c paid ☒ Deputy Clerk Superior Court. Alice H. Perry

Filed for registration on the OCT 26 1965 day of 2:38 o'clock P. M., and duly recorded in the office of the Register of Deeds of Wake County, N. C., in Book 1678, Page 509.
Fee \$ 2.25 paid

Dairy P. Sheumaker
J. A. ROWLAND, Register of Deeds.
Deputy Register of Deeds