

AMENDED PROTECTIVE COVENANTS

Granville County, North Carolina

These Protective Covenants are made by Clayton P. Breedlove ("Declarant") and apply to the referenced lots in Granville County, North Carolina. The Declarant desires to restate the existing covenants in full and amend Covenant #6 regarding accessory structure placement.

1. Animals

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except household pets, provided they are not kept for commercial purposes and do not create a nuisance. Female chickens may be allowed with adjoining lot owner permission and must remain confined to the owner's lot.

2. Junked Vehicles

No junked, disabled, or unregistered automobiles shall remain on the lot.

3. Property Maintenance

All buildings shall be maintained in a neat and pleasing manner, and lots shall be kept free of tall grass, unsightly undergrowth, dead vegetation, trash, and rubbish.

4. Nuisances

No obnoxious or offensive activity shall occur on any lot, nor anything that becomes an annoyance or nuisance to adjoining owners.

5. Manufactured Homes / Temporary Structures

No manufactured or mobile homes may be placed on the lot. No incomplete structures, trailers, tents, or campers may be used as a residence.

6. Accessory Structures (Amended)

Accessory structures shall generally be located behind the front plane of the main dwelling.

However, for any lot that does not have direct frontage on Enon Road, the placement of an accessory structure may be more flexible and may be located in front of the main dwelling, provided that:

- 1 The structure complies with all applicable setback, zoning, and building requirements;

- 2 The structure is compatible in design, materials, and overall appearance with the primary residence; and
- 3 The placement does not create a nuisance or unreasonable visual impact to adjoining property owners.

Swimming pools must be located behind the rear plane of the main dwelling and screened by fencing or landscaping. Except as modified above, all other Protective Covenants remain in full force and effect.

7. Recreational Vehicles and Noise

Motorbikes, go-carts, and three- or four-wheel recreational vehicles may not be operated on the lot. UTVs and ATVs may be used only for periodic property maintenance. Excessively loud machinery is prohibited except for maintenance, construction, or improvement activities.

8. Signs

No permanent signs are allowed. Temporary signs up to 24" × 24" are permitted.

9. Utility Easement

A 30-foot-wide utility easement is reserved along and parallel to the front property line.

10. Communication Towers

No communication towers are permitted without written permission from the Declarant.

Declarant: _____

Date: _____