

NORTH CAROLINA

GRANVILLE COUNTY

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS that Thomas C. Parham and wife, Billie R. Parham, owners and developers of the following described tract or parcel of land, do hereby covenant and agree with all persons, firms, and corporations which may hereafter purchase, acquire, or lease any lot or parcel of land included in the property hereinafter described, that the following restrictive covenants shall be applicable to said property during the term hereinafter set forth:

1.

That the tract or parcel of land which is the subject of these Restrictive Covenants is described as follows:

A certain tract or parcel of land situate in Salem Township, Granville County, North Carolina, and known and designated as Parham Woods - Phase III, a map of which is recorded in the office of the Register of Deeds of Granville County, in Map Book 10, page 95, to which reference is made for a more particular description of said subdivision.

2.

By purchase of a lot in the "Parham Woods" subdivision, the buyer agrees to and becomes a member of the Parham Woods Property Owners' Association. This association shall organize and act as necessary to provide for the mutual road maintenance, safety, security, recreation, peaceful enjoyment, and such other matters as the members deem mutually necessary or desirable.

3.

The owner of Parham Woods shall install and stabilize private interior subdivision roads within the 60-foot right-of-way as shown on the plat of said property. The maintenance and/or up-grading of such roads shall become the responsibility of the property owners on a per lot pro-rata basis.

4.

Each property owner shall be responsible for installing a suitable pipe at his driveway entry to insure proper drainage, which pipe shall be at least 15 inches in diameter. Said driveways shall be graveled before construction begins.

ROYSTER, ROYSTER
& CROSS
ATTORNEYS AT LAW
OXFORD, N. C.

For Amended A/C, See Book 684, Page 245.

Del to Thomas Parham 12-15-88

5.

Any road damage caused by construction vehicles shall be the responsibility of the builder and lot owner to restore the road to its original condition.

6.

This property shall be used for residential purposes only, which may include normal home occupations and hobbies.

7.

The main body of each single family dwelling, exclusive of garages, porches, breeze-ways or terraces, shall contain at least 1400 square feet of floor space if the structure is a one-story building, and at least 1600 square feet of floor space if the structure is a two-story building. All plans and specifications shall be submitted to and approved by developers prior to the commencement of construction.

8.

No residence or other building shall be erected within 40 feet of any front or road line, nor within 15 feet of any interior property line.

9.

No structure of a temporary character, house trailer, basement, tent or outbuilding shall be used as a permanent residence.

10.

No obnoxious or offensive or unlawful activity shall be carried on upon said lot, nor shall anything be done thereon which may be a nuisance to the neighborhood.

11.

Only one primary dwelling shall be located on each lot and no lot shall be sub-divided without the written consent of the developer, his heirs, assigns or devisees.

12.

Entry for any garage or carport placed or erected on any lot shall open to the side or rear, and shall not be permitted to face the front of said lots.

13.

All exposed foundations of residences constructed on the property shall be of brick, unless approved by the developer.

14.

No dumping shall be permitted on the property and all trash and garbage must be kept in containers concealed from public view and disposed of in a manner approved by the Granville County Health Department.

15.

No trucks or other commercial vehicles having a capacity of more than 3/4 tons shall be parked on said lots.

16.

No inoperable or junk motor vehicles or equipment of any kind may be located on the property.

17.

Each lot owner shall provide its own well or other approved water source and its own septic tank, in full compliance with the requirements of the Granville County Health Department.

18.

Easements for utilities to serve the lots of "Parham Woods" are reserved by the developer, which shall normally be 10 feet in width along the street right of way.

These Protective Covenants shall remain in full force and effect and be binding on the property until January 1, 2013, after which time they shall be automatically extended for successive periods of 5 years each, unless by a vote of the majority of the lot owners in the subdivision and by the consent of the developer, it is agreed to change, modify or abolish the covenants.

These Protective Covenants shall run with and be a part of the title to the property. Invalidation of any one or a portion of these covenants shall not effect any other covenants, which shall remain in full force and effect.

These Protective Covenants may be enforced by individual lot owners, the developer or the Parham Woods Property Owners' Association.

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IN TESTIMONY WHEREOF, Thomas C. Parham and wife, Billie R. Parham, have executed these Restrictive Covenants this the 13th day of December, 1988.

Thomas C. Parham (SEAL)
Thomas C. Parham

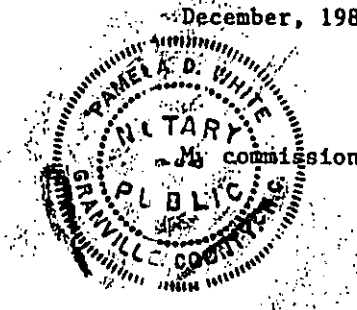
Billie R. Parham (SEAL)
Billie R. Parham

NORTH CAROLINA

GRANVILLE COUNTY

I, a Notary Public in and for the State and County aforesaid do hereby certify that Thomas C. Parham and wife, Billie R. Parham, personally appeared before me this day and acknowledged the due execution of the foregoing Restrictive Covenants.

Witness my hand and Notarial Seal, this the 13th day of December, 1988.



Pamela D. White
Notary Public

My commission expires: 10-8-91

STATE OF NORTH CAROLINA, GRANVILLE COUNTY.

The foregoing certificate(s) of Pamela D. White
Notary Public of Granville County,
is (are) certified to be correct.

This instrument was presented for registration this day and hour and duly recorded in the office of the Register of Deeds of Granville County, N. C., in Book 564, Page 387.

This 13th day of December, A. D., 1988 at 2:35 o'clock P. M.

Recorded and verified: By John O. Mann
Asst. Register of Deeds
\$ 12.00 Rec. Fees \$ _____ Stamps _____
Register of Deeds