

PRESENTED
FOR
REGISTRATION

BOOK 3023 PAGE 235

JUN 10 1 31 PM '82

NORTH CAROLINA
WAKE COUNTY

H.B. WEAZIE, JR.
REGISTER OF DEEDS
WAKE COUNTY, N.C.

PROTECTIVE COVENANTS OF
SOUTH TRAILS SUBDIVISION
BOOK OF MAPS 1982 PAGE 431

KNOW ALL MEN BY THESE PRESENTS: THAT RUFUS ANDERSON BUILDER, INC., DOES HEREBY AGREE WITH ALL PERSONS, FIRMS, AND CORPORATIONS NOW OWNING OR HEREAFTER ACQUIRING ANY INTEREST IN THE PROPERTY SHOWN ON THE ABOVE REFERENCED MAP AND SUBDIVISION IN THE OFFICE OF THE REGISTER OF DEEDS WAKE COUNTY, NORTH CAROLINA, REFERENCE TO SAID MAP IS HEREBY MADE FOR GREATER CERTAINTY OF DESCRIPTION OF SAID SUBDIVISION THAT THE FOLLOWING RESTRICTIVE COVENANTS SHALL HEREBY APPLY TO ALL LOTS CONVEYED OUT OF SAID MAP, AND SAID RESTRICTIONS SHALL RUN WITH SAID PROPERTIES BY WHOMSOEVER OWNED, TO WIT:

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES.
2. NO DWELLING SHALL BE PERMITTED ON ANY LOT WHICH HAS A GROUND FLOOR HEATED AREA OF LESS THAN 900 SQUARE FEET EXCEPT THAT ANY DWELLING WHICH IS BUILT WITH AN ATTACHED CARPORT OR GARAGE MAY CONTAIN ONLY 810 SQUARE FEET OF HEATED AREA ON THE GROUND FLOOR, AND TWO STORY DWELLINGS OR SPLIT LEVEL DWELLINGS SHALL HAVE A MINIMUM OF 1200 SQUARE FEET.
3. NO DWELLING SHALL BE LOCATED NEARER THE FRONT LOT LINE OR ANY SIDE STREET ANY CLOSER THAN IS INDICATED ON THE RECORDED MAP NOR SHALL ANY DWELLING BE LOCATED ANY NEARER THAN 10 FEET TO ANY SIDE LINE OR 20 FEET TO ANY REAR YARD LINE.
4. NO OUTBUILDING, OR STORAGE BUILDING, EXCEPT WHICH IS INCIDENTAL TO RESIDENTIAL USE, SHALL BE PERMITTED ON ANY LOT AND THOSE WHICH ARE INCIDENTAL TO RESIDENTIAL USE SHALL BE CONSTRUCTED OF SIMILAR TYPE MATERIALS AND APPEARANCES AS THE MAIN DWELLING STRUCTURE OR SHALL BE A DECORATIVE COMPOSITE UNIT BUILDING COMPARATIVE WITH THE MAIN UNIT DWELLING AND ANY OUTBUILDING OR STORAGE BUILDING SHALL NOT BE PLACED NEARER THAN 60 FEET TO THE FRONT LOT LINE.
5. NO CONCRETE OR CINDER BLOCKS, OR OTHER SIMILAR TYPE SHALL BE USED AS AN EXPOSED EXTERIOR WALL.
6. NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON 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 OUTBUILDINGS SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
8. NO MULES, COWS, CHICKENS OR OTHER ANIMALS OR FOWLS SHALL BE KEPT UPON ANY LOT EXCEPT HOUSEHOLD PETS AND THEN NEVER FOR BREEDING PURPOSES.
9. IN THE EVENT THAT A BUILDING IS CONSTRUCTED NEARER TO AN ADJACENT UNIT LINE OR FRONT LINE OR REAR LINE, BUT NOT NEARER THAN 5 FEET IN EXCESS OF EACH SET BACK REQUIREMENT

Hald
SEETER AND STEPHENSON
ATTORNEYS AT LAW
P. O. BOX 446
FLOUAY-VARINA, N. C. 27528

AS ESTABLISHED BY EITHER THE MAP OR THESE COVENANTS, THEN SUCH VIOLATION MAY BE WAIVED BY THE EXECUTION AND RECORDATION IN THE WAKE COUNTY REGISTRY OF A WRITTEN INSTRUMENT SIGNED BY THE CURRENT SUBDIVISION OWNER OR OWNER OF RECORD OR BOTH, THE ADJOINING LOT OWNERS OF RECORD WAIVING THE VIOLATION AND UPON RECORDATION OF THE WAIVER INSTRUMENT, THE VIOLATION SHALL NOT HEREAFTER BE DEEMED TO EXIST.

10. THESE COVENANTS SHALL RUN WITH THE LOTS AND BE BINDING ON ALL PARTIES OWNING SAID LOTS UNTIL DECEMBER 31, 2002, AT WHICH TIME THEY WILL EXPIRE.

IN TESTIMONY WHEREOF RUFUS ANDERSON BUILDER, INC. HAS CAUSED THIS INSTRUMENT TO BE SIGNED IN ITS CORPORATE NAME BY ITS PRESIDENT, ITS CORPORATE SEAL HEREUNTO AFFIXED, AND ATTESTED BY ITS SECRETARY, BY ORDER OF ITS BOARD OF DIRECTORS, THIS THE 7th DAY OF JUNE, 1982.

RUFUS ANDERSON BUILDER, INC.

BY

Rufus R. Anderson
PRESIDENT



Virgie T. Anderson
SECRETARY

NORTH CAROLINA
WAKE COUNTY

I, THE UNDERSIGNED NOTARY PUBLIC, DO HEREBY CERTIFY THAT BEFORE ME PERSONALLY CAME RUFUS R. ANDERSON, PRESIDENT, WITH WHOM I AM PERSONALLY ACQUAINTED, WHO, BEING BY ME DULY SWORN, SAYS THAT HE IS THE PRESIDENT AND VIRGIE T. ANDERSON IS THE SECRETARY OF RUFUS ANDERSON BUILDER, INC., THE CORPORATION DESCRIBED IN AND WHICH EXECUTED THE FOREGOING INSTRUMENT; THAT SHE KNOWS THE COMMON SEAL OF THE CORPORATION; THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMMON SEAL; AND THE NAME OF THE CORPORATION WAS SUBSCRIBED THERETO BY THE SAID OFFICERS WHO ALSO SUBSCRIBED THEIR NAMES THERETO AND AFFIXED SAID COMMON SEAL, ALL BY ORDER OF THE BOARD OF DIRECTORS OF SAID CORPORATION, AND THAT THE SAID INSTRUMENT IS THE ACT AND DEED OF THE CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL, THIS THE 7th DAY OF JUNE, 1982.

Brenda Overby
NOTARY PUBLIC



MY COMMISSION EXPIRES: 7-31-85

SEETER AND STEPHENSON
ATTORNEYS AT LAW
P. O. BOX 446
FUYAY-VARINA, N. C. 27528

NORTH CAROLINA — WAKE COUNTY

The foregoing certificate

of Brenda Overby

Notar(y) Public is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

R. B. MCKENZIE, JR., Register of Deeds

By Joseph B. Johnson
Deputy Register of Deeds