

BK 7423PG0524

Drawn By and  
Hold For:

Reynolds & Pendergrass, P.A.  
Post Office Box 2600179  
Raleigh, North Carolina 27611

PREPARED  
FOR  
REGISTRATION

97 APR 21 AM 10:52

LAURIE L. DICK  
REGISTER OF DEEDS

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

RESTRICTIVE COVENANTS  
FOR  
HOLLANDS CROSSING SUBDIVISION

PULTE HOME CORPORATION, a Michigan corporation (hereinafter "Declarant"), hereby declares that the Property described on Exhibit "A" attached hereto and made a part hereof, is and shall hereafter be held, transferred, sold and conveyed subject to the following restrictive covenants, which shall run with the Property, by whomsoever owned, to wit:

1. LAND USE AND BUILDING TYPES. All Lots shall be used for residential purposes. No structure shall be erected, altered, placed or permitted to remain on any Lot other than one used, single-family dwelling, not to exceed two and one-half (2) stories in height, a private garage for not more than three (3) cars, and other out-buildings incidental to residential use of the Lot. Nothing herein shall be deemed to prohibit conversion of a Lot to a street.

2. DWELLING SIZE. The minimum heated square footage of a dwelling may not be less than 1,000 square feet for a one-story dwelling nor less than 600 square feet on the first floor of a two-story or two and one-half story dwelling.

3. BUILDING SETBACKS; HOUSE LOCATION. No dwelling shall be erected or maintained on any Lot outside of any building setback lines required by the zoning ordinance of the Town of Apex. For purposes of these building setback requirements, decks, porches, patios, stoops, eaves, overhangs, bay windows, chimneys, carports and other similar projections shall be deemed to be a part of the dwelling only to the extent that the same are deemed to be part of the dwelling under the zoning ordinance of the Town of Apex as it exists as of the date of issuance of a certificate of occupancy for such dwelling. Any dwelling erected on a Lot other than a corner lot shall face the street on which the Lot abuts. On corner lots, a dwelling may be erected so as to face either street or the intersection of the two streets on which the Lot abuts.

4. FENCES. No fence or wall shall be erected on any Lot closer to any street than the front or side building setback line. Chain-link or other metal fencing is not permitted, except that 2"x4" mesh may be used with split-rail fencing to contain animals within the yard. Any fence or wall installed within the subdivision must meet all requirements of the Town of Apex Zoning

Ordinance and must be approved as provided in Paragraph 17 of these Covenants. Nothing in this paragraph shall be deemed to apply to or regulate retaining walls made necessary by the slope or grade of any Lot or Lots, nor shall anything in this paragraph apply to any fence installed by the Declarant at any entrance to or along any street within the subdivision or on any Lot used by Declarant as a model home or sales office.

5. TEMPORARY STRUCTURES. No residence of a temporary nature shall be erected or allowed to remain on any Lot, and no trailer, basement, shack, tent, garage, barn, or any other building of a similar nature shall be used as a residence on any Lot, either temporarily or permanently.

6. PARKING; DRIVEWAYS AND PARKING PADS: ABANDONED VEHICLES. Vehicles may be parked or stored only on portions of a Lot improved for that purpose, i.e., garage, driveway, carport or parking pad. No unenclosed parking shall be constructed or maintained on any Lot except a paved driveway and an attached paved parking pad, which pad shall be designed for the parking of not more than two (2) vehicles. Any driveway or parking pad constructed upon any Lot shall have either an asphaltic concrete surface, a cement concrete surface, or brick pavers.

No mobile house trailer (whether on or off wheels), vehicle or enclosed body of the type which may be placed on or attached to a vehicle (known generally as "recreational vehicles" or "campers"), or commercial vehicle of any kind shall be parked on the street within the subdivision, nor shall any such vehicle be parked or kept on any Lot. Furthermore, no boat or boat trailer shall be parked on the street within the subdivision. A boat and/or boat trailer may be parked or kept on a Lot if it is parked or kept in such a manner that the vehicle is screened from the street. Screening may be either by fence or plantings, but in any case, the screening must comply with any applicable Town of Apex Zoning Ordinance and be approved pursuant to Paragraph 17 of these Covenants. No tractor trailer trucks or cabs shall be parked on any street or Lot within the subdivision.

No vehicle of any type which is abandoned or inoperative shall be stored or kept on any Lot in such manner as to be seen from any other Lot, any street within the subdivision, and no automobiles or mechanical equipment may be dismantled or allowed to accumulate on any Lot.

7. ANIMALS. No animals, livestock, or poultry of any kind shall be kept or maintained on any Lot or in any dwelling, except that dogs, cats, or other household pets may be kept or maintained on a Lot provided that they are not kept or maintained for commercial purposes.

8. NUISANCES: BUSINESS ACTIVITY. No noxious or offensive trade or activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No business trade or activity may be conducted on any Lot unless permitted by the Town of Apex.

9. SIGNS. Except as otherwise required by the Town of Apex, no sign of any kind shall be displayed to the public view on any Lot except signs used by Declarant to advertise Lots for sale during the construction and sales period, one sign of not more than ten (10) square feet advertising the property for sale or rent, and signs of not more than ten (10) square feet expressing support of or opposition to political candidates or other issues which will appear on the ballot of a primary, general or special election, provided that such political signs shall not be placed on a Lot earlier than sixty (60) days before such election and shall be removed within two (2) days after such election.

10. ANTENNAS: SATELLITE DISHES OR DISCS. No radio or television transmission or reception towers or antennas shall be erected on a Lot other than a customary television or radio reception antenna, which shall not extend more than ten (10) feet above the top roof ridge of the house. However, a satellite antenna receiver or disc will be permitted on a Lot if: (i) the receiver or disc is not larger than two (2) feet in diameter; (ii) the receiver or disc is located on the side of the house away from the street within the building set back lines applicable to that Lot; and (iii) the receiver or disc is located or screened in such a way that it cannot be seen from any street within the subdivision. Any such screening must be approved as provided in Paragraph 17 of these Covenants. In no event shall any freestanding transmission or receiving tower be permitted on any Lot.

11. MAILBOXES. No mailbox shall be placed or maintained on any Lot unless the same has been approved in accordance with the provisions of Paragraph 17 of these Covenants.

12. MAINTENANCE OF LOT: CONSTRUCTION. Each owner shall keep his Lot in an orderly condition and shall keep the improvements thereon in a suitable state of repair. In the event that any residence or structure on any Lot is destroyed or partially destroyed by fire, Act of God, or as a result of any other act or thing, the owner of such Lot shall repair the damage and reconstruct the improvement within twelve (12) months after such damage or destruction; provided, however, that if the structure damaged is not part of or attached to the residence constructed on such Lot, the owner may, at his option, either completely remove the damaged structure and landscape area on which the structure stood or repair or reconstruct the structure.

All construction, landscaping or other work which has been commenced on any Lot shall be continued with reasonable diligence to completion and no partially completed house or other improvement shall be permitted to exist on any Lot, except during such reasonable time period as is necessary for completion. The owner of each Lot shall at all times keep contiguous public streets free from any dirt, mud, garbage, trash or other debris resulting from any such construction on his Lot.

13. CLOTHESLINES. No clothesline may be erected or maintained on any Lot.

14. GARBAGE: UNSIGHTLY STORAGE. All trash and rubbish shall be kept in garbage cans stored behind the house in such a manner as not to be visible from the street upon which the house fronts. No trash, rubbish, stored materials, wrecked or inoperable vehicles, or similar unsightly items shall be allowed to remain on any Lot; provided, however, that the foregoing shall not be construed to prohibit, temporary deposits of trash, rubbish, and other debris for collection by governmental or other similar garbage and trash removal units. In the event of curbside trash and/or garbage pickup, trash and/or garbage cans may be moved to the street on the night before the scheduled pickup, but all garbage cans must be returned to approved enclosures the night of the scheduled pickup.

15. SEPTIC TANKS: WELLS. No septic tank shall be installed, used or maintained on any Lot. No well shall be installed, used or maintained on any Lot for human domestic water consumption, nor shall any well be connected in any manner whatsoever to the water mains, laterals and piping serving the dwelling, which mains furnish domestic water from sources beyond the boundaries of the Lot.

16. REMOVAL OF TREES. Except in the case of an emergency situation that does not permit any delay, no living tree larger than 6" in diameter at a point measured 3' off the ground shall be removed from any Lot without the approval of the Declarant or, after Declarant has assigned it's right under paragraph 17 hereof as provided therein, of the assignee of such rights. The foregoing provision shall apply only to Lots which have been occupied pursuant to a certificate of occupancy issued by the Town of Apex.

17. ARCHITECTURAL CONTROL. No building, fence, wall, driveway, parking pad, mailbox or other structure or improvement shall be commenced, erected or maintained upon any Lot, nor shall any exterior addition to or change or alteration thereof be made, nor shall a building permit for such improvement or change be made, nor shall any major landscaping or re-landscaping of any Lot be commenced or made (such construction, alteration and landscaping are hereinafter referred to as the "Improvements") until plans and

specifications showing the nature, kind, shape, heights, materials and location of same shall have been submitted to and approved in writing by the Declarant. If the Declarant fails to approve or disapprove such proposed improvements within thirty (30) days after the plans and specifications have been received by it, approval will not be required, and this Article shall be deemed to have been complied with. The Declarant shall have the right to charge a reasonable fee, not to exceed \$75.00, for receiving and processing each application. The Declarant shall not approve any Improvements which it determines, in its discretion, not to be in harmony of external design, construction and/or location in relation to the surrounding structures, topography or the general plan of development of the Subdivision.

The Declarant shall have the right to promulgate and from time to time amend written architectural standards and construction specifications (hereinafter the "Architectural Guidelines") which may establish, define and expressly limit the standards and specifications which will be approved, including, but not limited to, architectural style, exterior color or finish, roofing materials, siding material, driveway material, landscape design and construction technique.

Declarant may, at any time, delegate the review and approval authority contained in this Paragraph to the Board of Directors of the Association, which, in turn, may delegate such authority, to an Architectural Committee composed of three or more persons appointed by the Board. Such delegations shall be made by the Declarant by recording in the Wake County Registry an Assignment of Declarant's Rights. Declarant shall delegate such authority no later of the date upon which Declarant no longer owns any Lots within the Properties, or December 31, 2007, whichever is earlier. Any use of the term "Declarant" in this Paragraph shall be deemed to apply to Declarant, and when appropriate, to the Board of Directors or the Architectural Committee. Nothing herein shall be construed to permit interference with the development of the Lots by Declarant in accordance with its general plan of development.

18. EXTERIOR MAINTENANCE. The owner of each Lot shall maintain the grounds and improvements on his Lot, including, but not limited to, plantings, landscaping and lawns, at all times in a neat and attractive manner.

19. EASEMENTS. Easements for the installation, maintenance and repair of utilities and drainage facilities are reserved as shown on the recorded plat. Within such easements, no structure, planting, or other material shall be placed or permitted to remain which may interfere with the installation and maintenance of the utilities, or which may change the direction of flow or otherwise impede or retard the flow of water through the drainage channels within such easements. Any easements located on a Lot

shall be maintained continuously by the owner of such Lot, except of any such improvements for which a public authority or utility company is responsible. Declarant reserves the right to create and impose additional easements or rights-of-way over any unsold Lot or Lots by the recording of appropriate instruments in the Wake County Registry, and such instruments shall not be construed to invalidate any of these covenants.

The Declarant or, as appropriate, the Association, and their respective agents, employees, successors and assigns, shall at all times have the right of access upon all such easements for the purpose of painting, replacing, landscaping, planting, mowing and otherwise maintaining the area within the foregoing easements and the improvements installed thereon or for removing any object placed in the easement area in violation of the provisions of this Paragraph 19.

Declarant also reserves an easement in and right at any time in the future to grant ten (10) foot right-of-way over, under and along the rear line of each Lot for the installation and maintenance of poles, lines, conduits, pipes and other equipment necessary to or useful for furnishing electric power, gas, telephone service, cablevision or other utilities, including water, sanitary sewage service and storm drainage facilities. Declarant also reserves an easement in and right at any time in the future to grant a five (5) foot right-of-way over, under and along the side lines of each Lot for the aforementioned purposes.

20. SUBDIVISION OF LOTS. No Lot shall be subdivided by sale or otherwise so as to reduce the total Lot area shown on the recorded map or plat, except by and with the written consent of the Declarant and, if required, by the Town of Apex.

21. UNINTENTIONAL VIOLATIONS. Declarant, or the person(s) or firms to whom the architectural review and approval authority has been delegated pursuant to Paragraph 17 of these Covenants may, but shall not be obligated to, waive any violation of the designated and approved building setback lines on any Lot, provided, however, that no such waiver shall be effective unless the Lot and all structures thereon are in full compliance with the applicable provisions of the Town of Apex Zoning Ordinance or a variance has been obtained. Waivers shall be effective upon recording of same in the Wake County Registry.

22. STREET LIGHTING. Declarant reserves the right to subject the Property to a contract with Carolina Power & Light Company ("CP&L") for installation of street lighting, which may require continuing monthly payments to CP&L by each residential customer.

23. ENFORCEMENT. 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 herein and enforcement shall be to either restrain violation and/or to recover damages resulting therefrom.

24. **SEVERABILITY.** Invalidation of any one or more of these covenants by judgment or court order shall in no affect any of the other provisions, which shall remain in full force and effect.

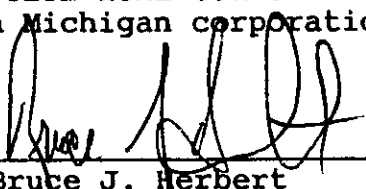
25. **TERM.** These covenants shall run and bind the land and all owners thereof for a period of twenty-five (25) years from the date these covenants are recorded, after which time, they shall be automatically extended for successive periods of ten (10) years unless altered or amended as set forth below. These covenants may be altered or amended as set forth below. These covenants may be amended during the first twenty-five (25) year period by an instrument signed by the then-owners of not less than ninety percent (90%) of the Lots, and thereafter an instrument signed by then-owners of not less than seventy five percent (75%) of the Lots.

26. **HOLLANDS CROSSING HOMEOWNERS ASSOCIATION.** The owners of Lots within the Subdivision are Members of the HOLLANDS CROSSING Homeowners Association, Inc., and are subject to and bound by the Declaration of Covenants, Conditions, and Restrictions for the HOLLANDS CROSSING Homeowners Association recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Wake County Registry, as from time to time amended, which Declaration provides additional restrictions on such Lots.

27. **DECLARANT.** Nothing contained in these Covenants shall be construed to permit interference with the development of the Lots by Declarant so long as said development follows the general plan of development previously approved by the Town of Apex. The restrictions contained herein shall not be deemed to apply to any sales office, construction trailer, model home, or other temporary improvement installed by or with the approval of Declarant.

IN WITNESS WHEREOF, Declarant caused this instrument to be executed as of the 12<sup>th</sup> day of March, 1997.

PULTE HOME CORPORATION,  
a Michigan corporation

By:  (SEAL)

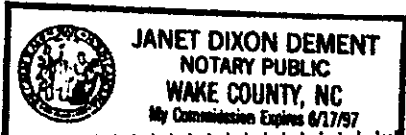
Bruce J. Herbert  
Attorney-in-Fact

BK7423PG0531

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STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, Janet Dixon Dement, a Notary Public of the County and State aforesaid, do hereby certify that BRUCE J. HERBERT, Attorney-in-Fact for PULTE HOME CORPORATION, a Michigan corporation, personally appeared before me this day and, being by me duly sworn, says and deposes that he executed the foregoing and annexed instrument for and in behalf of and as an act of said PULTE HOME CORPORATION, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book 5258, page 154, Wake County Registry, and that this instrument was executed under and by virtue of the authority given in said instrument granting him Power-of-Attorney; and the said BRUCE J. HERBERT acknowledges the due execution of the foregoing instrument for the purposes set forth therein. WITNESS my hand and official stamp or seal, this the 12<sup>th</sup> day of March, 1997.



Janet Dixon Dement  
Notary Public  
My commission expires: 6-17-97

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STATE OF NORTH CAROLINA

COUNTY OF WAKE

NORTH CAROLINA — WAKE COUNTY

The foregoing certificate of \_\_\_\_\_  
Janet Dixon Dement  
\_\_\_\_\_  
Notar(y)(ies) 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.

LAURA M. RIDDICK, Register of Deeds

By Meta W. Harris  
Asst. Deputy Register of Deeds

Exhibit "A"

Being all of Lots 30 through 32 inclusive, Lots 56 through 69 inclusive and the area designated as Private Open Space containing 9,008 square feet (0.21AC) shown and more particularly described on that certain plat entitled Final Subdivision Plat HOLLANDS CROSSING - Phase 1, Section B recorded in Book of Maps 1997, Page 233 Wake County Registry; and

Being all of Lots 33 through 55 inclusive and the area designated as Private Open Space containing 263,789 square feet (6.06AC) shown and more particularly described on that certain plat entitled Final Subdivision Plat HOLLANDS CROSSING - Phase 1, Section C recorded in Book of Maps 1997, Page 234 Wake County Registry; and

Being all of Lots 1 through 9 inclusive, Lots 88 through 93 inclusive and the lands designated as Future Recreation Area containing 32,613 square feet (0.75AC) shown and more particularly described on that certain plat entitled Final Subdivision Plat HOLLANDS CROSSING - Phase 1, Section A, Sheet 1 of 3 recorded in Book of Maps 1997, Page 50 Wake County Registry; and

Being all of Lots 10 through 21 inclusive, Lots 75 through 87 inclusive and the area designated as Private Open Space containing 4.87 acres shown and more particularly described on that certain plat entitled Final Subdivision Plat HOLLANDS CROSSING - Phase 1, Section A, Sheet 2 of 3 recorded in Book of Maps 1997, Page 51 Wake County Registry; and

Being all of Lots 22 through 29 inclusive, Lots 70 through 74 inclusive and the area designated as Private Open Space containing 4.87 acres shown and more particularly described on that certain plat entitled Final Subdivision Plat HOLLANDS CROSSING - Phase 1, Section A, Sheet 3 of 3 recorded in Book of Maps 1997, Page 52 Wake County Registry.