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Granville County, NC
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STATE OF NORTH CAROLINA

COUNTY OF GRANVILLE

BIG OAK FARMS SUBDIVISION HOMEOWNERS' ASSOCIATION COVENANTS AND BY-LAWS

The Big Oak Farm Subdivision Homeowners' Association (hereinafter referred to as "BOFSHA") having duly met, discussed, and voted on the following issues, hereby incorporate them into the "Protective Covenants, Private Road Maintenance Provisions and Reservation of Easements for Big Oak Farms Subdivision" dated 9 April 1986, and recorded in Granville County Register of Deeds office in Book 258, Page 935 (hereinafter referred to as "Protective Covenants").

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

2. The property is restricted to use for residential and limited agricultural purposes such as private gardening and the tending of private orchards and vineyards. Only one dwelling or residence may be located on each lot.

3. The lots in the subdivision shall not be re-subdivided, except that re-subdivision shall not apply to Lots 12 through 22.

4. No livestock or animals, except horses, may be raised or kept for commercial purposes, and no hogs shall be permitted on the property.

5. In the event a mobile home is placed on the property, the same shall be fully under skirted so that the undercarriage and wheels are covered and not visible from the street, and said under skirting shall be erected on all sides of said mobile home and will be a minimum height from the ground to the bottom edge of said mobile home, and said under skirting shall be manufactured of aluminum, fiberglass, brick or stone and firmly anchored when occupied.

6. No incomplete or junk type structures shall be permitted on the property.

7. All driveways installed from abutting roadways must use a pipe of sufficient size to insure proper drainage and in any event shall be not less than 15 inches in diameter.

8. Each lot shall have its own well or other approved water source and septic tank or other approved waste disposal system. All water sources and waste disposal systems must comply with the standards set forth by the Granville County Health Department. All trash and garbage must be disposed of by a method approved by the Granville County Health Department or through a duly franchised waste disposal service operating in Granville County. No dumping shall be permitted on the property. Each dwelling within the subdivision shall be connected to electric service prior to occupancy.

9. All buildings, mobile homes and other structures shall comply with the setback lines shown on the recorded plat of the subdivision. No mobile home shall be placed on any lot unless the same is at least 12 feet in width and 50 feet in length, not including tongue. Doublewide or modular homes shall be a minimum of 40 feet in length, not including tongue. No homemade mobile homes may be installed in the subdivision and no mobile homes over 7 years of age at the time of installation shall be placed on any such lot.

10. Roads and right-of-ways - The roads and right-of-ways within Big Oak Farm Subdivision (hereinafter referred to as "BOFS") are private roads of the Subdivision and as such will be maintained by the BOFSHA. Anyone caught causing damage to the roads or right-of-ways shall be subject to fines and prosecution by the BOFSHA.

11. Homeowners shall be responsible for the upkeep of the road right-of-ways for their property and shall keep them mowed and clear of debris. Any drainage pipes located on their property shall be kept operable.

12. All lots having a residence on them shall have either a gravel or concrete driveway and must meet the requirement of Covenant #7.

13. All homeowners shall be collectively responsible for the upkeep of the Subdivision road from the hardtop (Grove Hill) to the property line of the first home on the right and left of Grove Hill.

14. Any individual caught littering shall be required to clean up the liter as well as be subject to a $250.00 fine.

15. Homeowners' Association Fees - A Homeowners' Association fee shall be assessed to each lot which has a dwelling on it of $25.00 per month. Homeowners owning more than one lot and which lots do not have a dwelling on them shall be assessed the fee of $5.00 per month for each lot. Dues shall be paid on a monthly, quarterly, or annual basis. Checks and/or money orders shall be made payable to Big Oak

Farm Subdivision Homeowners' Association and mailed to Mary Anne Smith, Treasurer BOFSHA, Post Office Box 967, Creedmoor, North Carolina 27522. The first payment shall be due and payable on August 1, 2008. Succeeding payments will be due as follows:

a. If paid monthly - on the first day of each month;
b. If paid quarterly - August 1, November 1, February 1, and May 1 of each year;
c. If paid yearly - on August 1 of each year.

There shall be a 10-day grace period for payment of any fees, after which a $5.00 late fee shall be assessed for each month that the fee is not paid. If after a 3-month period fees have not been paid, the Homeowners' Association shall have the right to take legal action to collect the fees.

Homeowners' Association Fees shall be used to pay for the following (although this is not an inclusive list and other items shall be brought before the Homeowners' Association for consideration as necessary): road and right-of-way maintenance; a subdivision sign for the entrance of the subdivision, necessary signs within the subdivision; the construction of a bus-stop shelter to be located at the intersection Grand Oak and Grove Hill.

16. Homeowners shall be responsible for keeping their property well maintained by proper mowing, clear of rubbish and trash, and clear of any junk equipment and/or vehicles. All unlicensed vehicles shall be kept out of view from the roadways. All buildings and outbuildings shall be in good repair.

17. There shall be no vehicles (private or commercial) parked on the roads or right-of-ways within the subdivision. Any vehicles (private or commercial) parked on the roads or right-of-ways shall be subject to towing at owner's expense.

18. There shall be no ATVs, dirt bikes, or off-road vehicles ridden on the subdivision roads or other homeowners' property. Any individual seen or caught will be subject to a $50.00 fine for the first time and a $300.00 fine for a second.

19. There shall be no loitering allowed on the subdivision roads or right-of-ways. Anyone caught will be fined and/or turned over to the local law enforcement agency.

20. No firearms shall be discharged within the subdivision as the discharge of firearms creates a safety hazard to neighbors and neighbors' property. Anyone caught discharging a firearm shall be subject to a $500.00 fine. The only exception to this covenant is when a firearm is discharged for the protection of life or your property.

21. The playing of any radio, phonograph, or other musical instrument in such a manner or with such volume, as to annoy or disturb the quiet, comfort, or repose of any person in the subdivision shall be prohibited. Anyone caught shall be subject to a $50.00 fine for the first offense and subject to arrest for any further incidents.

22. Anyone caught destroying subdivision property (including but not limited to signs, roads, right-of-ways, or homeowner's property) shall be subject to prosecution.

23. The subdivision shall become part of the County Community Watch program.

24. Speed limit within the Subdivision shall be a maximum of 15 miles per hour. Those caught speeding shall be subject to a fine of $150.00.

25. The Granville County Leach Law shall be enforced within the Subdivision. All dogs shall be confined within the homeowner's house or yard, on a leash, or under voice-control at all times. Dogs found to be running loose shall be reported to the Animal Control office for pickup.

These Covenants and By-Laws shall be reviewed and revisions, changes, or additions shall be made as necessary after a vote of the Homeowners' Association members.

These By-Laws shall be enforced by individual lot owners and/or the Homeowners' Association.

Sue Cruey
Sue Cruey
President
Big Oak Farm Subdivision
Homeowners' Association

NORTH CAROLINA
COUNTY OF GRANVILLE

This the 31st day of July 2008, personally came before me, Mary Anne Smith, Notary Public for Granville County, North Carolina, SUE CRUEY, who being duly sworn, says that she is the President of the Big Oak Farm Subdivision Homeowners' Association, and that this instrument was signed by her on behalf of Big Oak Farm Subdivision Homeowners' Association. Witness my hand and official seal, this the 31st day of July 2008.

Mary Anne Smith
Mary Anne Smith, Notary Public

My commission expires: May 7, 2012

MARY ANNE SMITH
Notary Public
Granville County
State of North Carolina
My Commission Expires