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NORTH CAROLINA

DECLARATION OF RESTRICTIONS

ORANGE COUNTY

THIS DECLARATION OF RESTRICTIONS upon land is hereby established by J. ALLEN FINE and wife, NAN M. FINE; NORMAN UHL and wife, JEAN I. UHL; ROBERT GLOVER and wife, BERYL S. GLOVER; EVERETT HOPKINS and wife, BERNICE B. HOPKINS, the owners of all the lots and parcels hereinafter described, this the 28th day of August, 1970;

W I T N E S S E T H:

WHEREAS, the above parties are the owners of all the lots and parcels of land shown on that certain map and survey by Robert J. Ayers, Surveyor, dated June, 1970, containing 218 acres, more or less, located in Chapel Hill Township, Orange County, North Carolina, and being Tract 1 of the property conveyed to the parties hereinabove referred to by deed dated July 2, 1970, from Patricia G. Dortch and husband, John J. Dortch, and recorded in the Office of the Register of Deeds of Orange County in Deed Book 225, at page 969; and

WHEREAS, it is the desire of the parties hereto to sell the tracts and building sites therein subject to certain protective restrictions, conditions, limitations, reservations, easements, and covenants, hereinafter referred to as protective restrictions and easements, in order to insure the most beneficial development of said area as a residential subdivision and to prevent any such use thereof as might tend to diminish the value or pleasurable enjoyment thereof.

BOOK 226 PAGE 647

NOW, THEREFORE, the said parties hereby declare that said protective restrictions are hereby imposed on that property, owned by them, located in Chapel Hill Township, Orange County, North Carolina, containing 218 acres, more or less, and being Tract 1 of the property conveyed to them by deed dated July 2, 1970, from Patricia G. Dortch and husband, John J. Dortch, and recorded in the Office of the Register of Deeds of Orange County in Deed Book 225, at page 969:

1. No tract shall be used except for single family residential purposes.
2. In no event shall any dwelling be smaller than 2,000 square feet of living area, exclusive of enclosed garages, porches, patios, and/or other unfinished areas under the main roof.
3. No structure of any temporary character, trailer, basement, tent, shack, garage, barn, or other out buildings shall be used on any tract at any time as a residence, either temporarily or permanently.
4. No sign of any kind shall be displayed to the public view on any tract except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale.
5. No obnoxious or offensive activity shall be carried on upon any tract, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
6. Easements for bridle path for the purpose of horseback riding are hereby reserved over the rear ten feet and five feet on each side of each tract. Within these easements, no structure, planting, or other material shall be placed or permitted which may interfere with the use and enjoyment of said easement for the purpose of a bridle path, provided, however, this restriction shall not apply to the 20 acres to be sold to J. Logan Irwin and wife, Elinor Moore Irwin.

7. Any tract may be subdivided; provided, however, every tract and subdivision thereof must contain a minimum of four acres. The subdivision of a tract into an area of less than four acres is specifically prohibited and all tracts must maintain a minimum area of four acres; provided, however, the parties hereto reserve the right to convey acreage of a lesser amount for the purpose of straightening boundary lines or adding to existing tracts of four acres or more.
8. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date of this Declaration.
9. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation, or to recover damages.
10. Invalidation of any one of these covenants by judgment or Court order shall in no way affect any other provision which shall remain in full force and effect.
11. No barns or storage houses shall be built on any tract nearer than 200 feet to the front property or nearer than 50 feet to any rear or interior property line.

IN TESTIMONY WHEREOF, the said parties have hereunto
set their hands and seals the day and year first above written.

J. Allen Fine (SEAL)
J. Allen Fine

Nan M. Fine (SEAL)
Nan M. Fine,

Norman Uhl (SEAL)
Norman Uhl

Jean I. Uhl (SEAL)
Jean I. Uhl

Robert Glover (SEAL) ✓
Robert Glover

Beryl S. Glover (SEAL) ✓
Beryl S. Glover

Everett Hopkins (SEAL) ✓
Everett Hopkins

Bernice B. Hopkins (SEAL) ✓
Bernice B. Hopkins

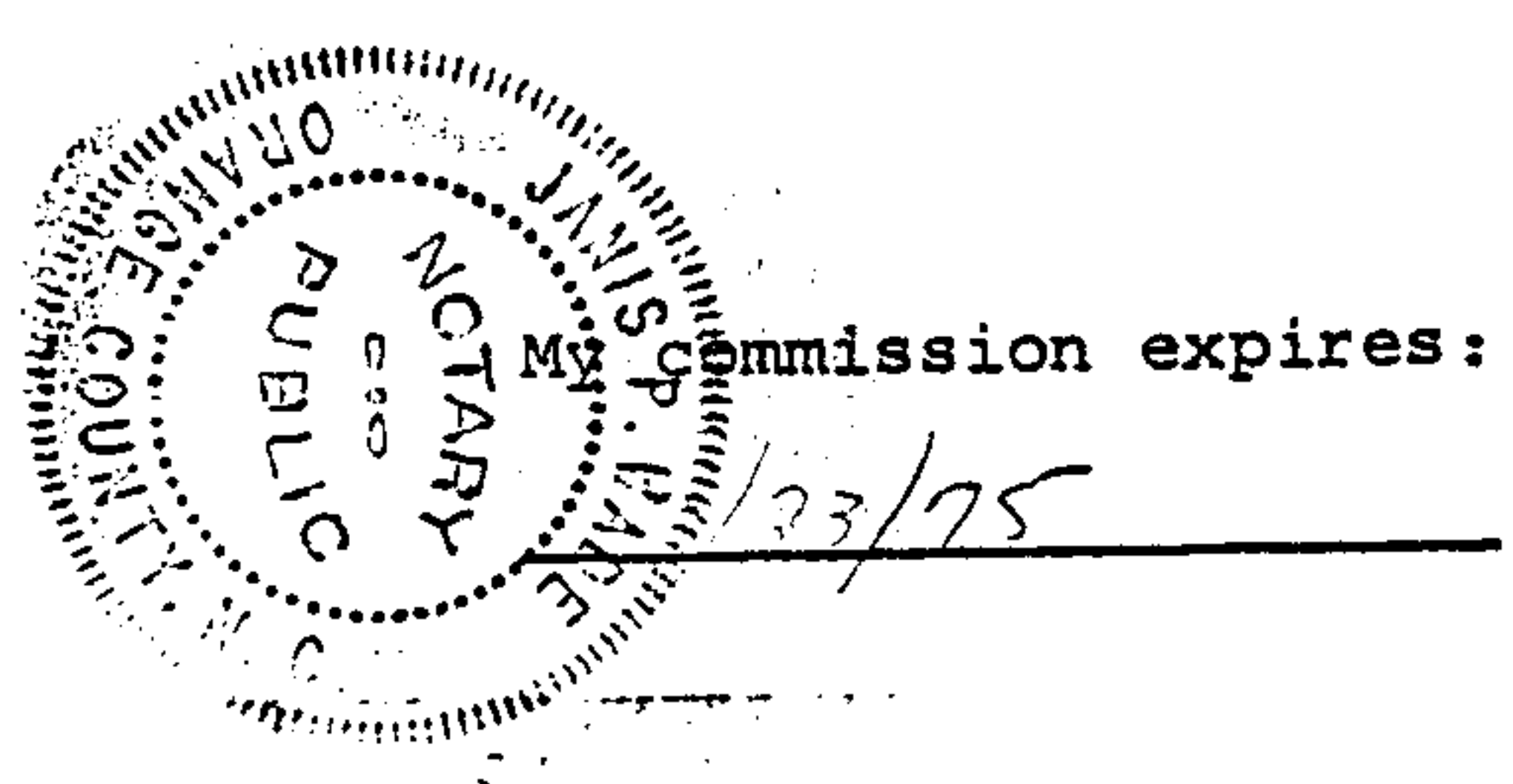
NORTH CAROLINA

Orange COUNTY

I, Janis P. Wade, a Notary Public, do hereby certify that J. Allen Fine, Nan M. Fine, Norman Uhl, Jean I. Uhl, Robert Glover, Beryl S. Glover, Everett Hopkins, and Bernice B. Hopkins each personally appeared before me this day and acknowledged the due execution of the foregoing Declaration of Restrictions.

Witness my hand and notarial seal, this 28th day of August, 1970.

Janis P. Wade
Notary Public



STATE OF NORTH CAROLINA Orange COUNTY.
The foregoing certificate of Janis P. Wade, a Notary Public of Orange
County, N. C.

is (SEE) 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 Orange County, N. C. in Book 226 Page 647

This 2nd day of September, A. D. 1970 at 12:15 o'clock P..M.

Betty June Hayes
Register of Deeds By: Betty June Hayes
Register of Deeds

Recorded and verified: BOOK 226 PAGE 650

return: Hoffer, Mount & White
Attys., Box 3871, Durham