

BOOK 305 PAGE 809

RECORDED  
and  
VERIFIED  
JTM

STATE OF NORTH CAROLINA  
COUNTY OF UNION

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made  
BCYH

RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS that JAMES Q. WRAY and wife, MARY C. WRAY of Union County, North Carolina, do hereby covenant and agree to and with all persons, firms or corporations hereinafter acquiring any of the property below described:

BEING all of Lots one (1) through nineteen (19) of Valhalla Farms, Section Two, as per plat and survey of Edward L. Killough, N.C.R.L.S., dated January 17, 1978, and recorded in Map Cabinet A, page 118-A in the office of the Register of Deeds of Union County, North Carolina.

That said property is hereby made subject to the following restrictive and protective covenants as to the use thereof, running with the land, by whomever owned, to wit:

1. No structure shall be erected, altered, placed or permitted on any lot other than one detached single-family dwelling. No structure erected on said premises shall be designated for use and occupancy by more than one family. Guest houses shall be permitted upon the premises, but said guest houses shall not be regularly rented as an apartment or apartment house.

2. No house shall be erected upon any of said lots nearer to the street than one hundred (100) feet from the front line and no house shall be erected on any of said lots nearer than fifty (50) feet from any side lot line, except a detached garage, or guest house located adjacent to a residential dwelling house and said detached building shall not be nearer than thirty (30) feet to any said lot line.

3. No lot shall be subdivided unless each lot created by the subdivision is a minimum of two and one-half (2 1/2) acre.

4. The enclosed and heated living area of the main structure, exclusive of open porches, garages, basements, and other unheated spaces, shall not be less than two thousand (2,000) square feet for a one-story type building, nor less than twelve hundred (1,200) square feet contained in the ground-level floor of a two-story type building

Mail to:

IN TESTIMONY WHEREOF, the said James Q. Wray and wife, Mary C. Wray, have hereunto set their hands and seals, this the 17<sup>th</sup> day of January, 1978.  
30  
2008

James Q. Wray Jr. (SEAL)  
 James Q. Wray

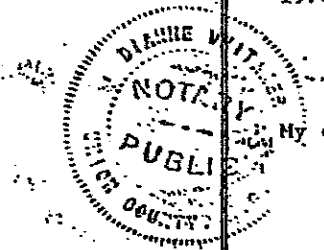
Mary C. Wray (SEAL)  
 Mary C. Wray

STATE OF NORTH CAROLINA  
 COUNTY OF UNION

I, Dianne Whitaker, a Notary Public of said county, hereby certify that James Q. Wray and wife, Mary C. Wray, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 17<sup>th</sup> day of January, 1978.

Dianne Whitaker  
 Notary Public



My commission expires: 7-7-81

STATE OF NORTH CAROLINA-UNION COUNTY

I, Dianne Whitaker, Notary Public, do hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in Book 305, Page 809, this the 18<sup>th</sup> day of January, 1978, at 11:15 o'clock A.M.  
 by James Q. Wray Jr. Deputy