

FILED
STOKES COUNTY
KATHY YOUNG
REGISTER OF DEEDS

FILED Dec 22, 2009
AT 02:42 pm
BOOK 00602
START PAGE 2028
END PAGE 2029
INSTRUMENT # 06830

NORTH CAROLINA



DECLARATION OF RESTRICTIVE COVENANTS

STOKES COUNTY

KNOW ALL MEN BY THESE PRESENTS that MARSHALL KEITH BUTNER AND NANCETTA BUTNER ("Declarants") do hereby covenant and agree with all persons firms, and corporations hereinafter acquiring any portion of the land described in Plat Book 10, Page 135, Stokes County Registry; that said land shall be subject to the following restrictions;

1. All Tracts conveyed by the Declarants shall be for single family residential use only.
2. Tract One may be further subdivided into two tracts of not less than three acres each. Tract Two may be further subdivided into additional tracts containing at least 3 acres each.
3. All homes must be "site built" or "off-frame" modular with no less than 1700 square feet of finished heated living area for a single story residence and no less than 2200 square feet of finished heated living area for a two story residence, exclusive of basements.
4. No wrecked or junked motor vehicles shall be permitted on any tract.
5. All trash or garbage shall be kept in sanitary containers and properly disposed of at least weekly.
6. No noxious or offensive trade or activity shall be carried on upon any tract nor shall anything be done thereon which may be or become a nuisance or annoyance upon any tract.
7. No commercial hog or poultry operations shall be allowed upon any tract.
8. These covenants are to run with the land and shall be binding on all current and future owners of tracts described herein.
9. If the owners of the tracts shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other owners of the tracts subject to these restrictions to prosecute legal proceedings against owners violating or attempting to violate any such covenants and either prevent them from doing so and/or to recover damages for such violation.
10. Invalidity of any one or more of these covenants by judgment or court order shall in no way affect any of the remaining provisions hereof, and all further provisions shall remain in full force and effect.

IN TESTIMONY WHEREOF, the said Declarants have executed this declaration this the 22nd day of December, 2009.


Marshall Keith Butner

Nancetta W. Butner

NORTH CAROLINA

STOKES COUNTY

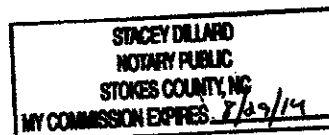
I, a Notary Public of the County and State aforesaid, certify that NANCETTA W. BUTNER, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 21 day of December, 2009.



Notary Public

My Commission Expires: 8/29/14

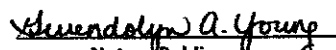


NORTH CAROLINA

STOKES COUNTY

I, a Notary Public of the County and State aforesaid, certify that MARSHALL KEITH BUTNER, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 20th day of December, 2009.



Notary Public

My Commission Expires: January 15, 2013

