

Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/14/2019 1:11:03 PM
Fee Amt: \$26.00 Page 1 of 4
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1751 PG 360 - 363

Protective Covenants

Grantors: JJ Land Productions, Inc. and 4059 Farm, LLC

Submitted electronically by Nathan M Garren, Attorney at Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Granville County Register of Deeds.

**PROTECTIVE COVENANTS
4059 FARM LLC and JJ LAND PRODUCTION, INC.**

**Mail After Recording to:
Julie Wright
10931 Strickland Rd, Ste 111
Raleigh, NC 27615**

PIN Numbers: _____

THIS DECLARATION OF RESTRICTIVE COVENANTS made this 13th day of November, 2019, by JJ Land Productions, Inc. and 4059 Farm, LLC (hereinafter called collectively "Declarants").

WHEREAS, DECLARANTS are owners of the real property described below and are desirous of subjecting said real property to the Protective Covenants hereinafter set below.

Being lands shown in Book 48 Page 121 and Book 48 Page 137 recorded in the Granville County Registry AND lands described on Exhibit "A" attached being a portion of the former Grace Garrett Holdings located on Garrett Farm Road.

NOW, THEREFORE, DECLARANT does hereby declare that the above described real property located in Granville County, North Carolina is and shall be held, transferred, sold and conveyed subject to the following Protective Covenants:

1. No mobile homes shall be permitted single or double-wide.
2. No structure of temporary character such as a tent, shack or camper unit shall be used as a dwelling either temporarily or permanently.
3. All animals and fowl shall be confined to owners' property. All pens or housing for any animals or fowl shall be regularly cleaned. There shall be no odor or disruptive noise from animals or fowl. No kennels allowed. No large scale commercial raising of animals or fowl. No animals of an aggressive nature shall be allowed.
4. No junked or disabled automobiles shall be allowed to remain on any lot. No junkyards or junked materials allowed.
5. No communications towers shall be allowed except with written permission of Declarants.
6. All garbage shall be stored in receptacles which are picked up and disposed of weekly. No building materials or other materials which may be obnoxious or dangerous allowed to be buried on the property.
7. No loud obnoxious or offensive activity shall be carried on upon any lot, nor shall any thing be done to become an annoyance or nuisance to the property owners.

8. Five feet (5) of space of the lot adjoining sidelines and ten (10) feet of space of the lot along rear lines shall be reserved for utility easements. See attached.
9. These covenants and restrictions are to run with the land and shall be binding on all parties and all persons subject to them for a period of twenty-five (25) years from date the covenants are recorded in the office of the Register of Deeds of Granville County, North Carolina.

Julie Wright, President
Julie Wright, President (SEAL)
JJ Land Productions, INC

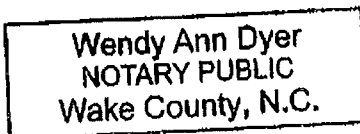
Carlton Goldthwaite
Carlton Goldthwaite, manager (SEAL)
4059 Farm, LLC

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Wendy Ann Dyer, a Notary Public of the County and State aforesaid, do hereby certify that Julie Wright, President, JJ Land Productions, INC, personally appeared before me this day and acknowledged the due execution of the foregoing Protective Covenants for the purposes therein contained.

Witness my hand and notarial seal, this 13th day of November, 2019

My commission expires 10-9-2023
Wendy Ann Dyer
NOTARY PUBLIC



STATE OF NORTH CAROLINA
COUNTY OF Wake

I, David Amato, a Notary Public of the County and State aforesaid, do hereby certify that Carlton Goldthwaite, manager, 4059 Farm, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing Protective Covenants for the purposes therein contained.

Witness my hand and notarial seal, this 14th day of November, 2019

My Commission expires 07/31/2023
David Amato
NOTARY PUBLIC

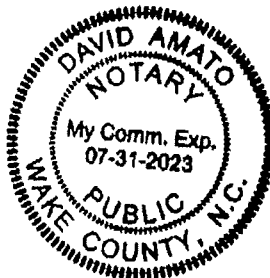


Exhibit A

Tract One:

Being all of Tract A, containing 83.00 acres, as shown on that plat entitled "Exempt Division Plat Survey for: Julianna O. Wright", dated September 18, 2019, and recorded in Plat Book 48, Page 121, Granville County Registry.

Tract Two:

Being all of Tract 1, Tract 2, and Tract 3, as shown on that plat entitled "Exception Plat for: 4059 Farm, LLC", dated October 18, 2019, and recorded in Plat Book 48, Page 137, Granville County Registry.

Tract Three:

Being all of that acreage tract, containing 136.012 acres more or less, owned by 4059 Farm, LLC lying north of the property owned by Belinda G. Ellis and husband Vernon K. Ellis and Mary Lou G. Brodgen and husband Larry R. Brodgen and west of the property owned by JJ Land Productions, Inc. A portion of said property described is shown on that plat recorded in Plat Book 48, Page 137, Granville County Registry.

Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/14/2019 1:07:45 PM
Fee Amt: \$26.00 Page 1 of 4
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1751 PG 356 - 359

Private Road Maintenance Agreement

Grantors: JJ Land Productions, Inc. and 4059 Farm, LLC

Grantee: Garrett Farm Road

Submitted electronically by Nathan M Garren, Attorney at Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Granville County Register of Deeds.

North
Granville County

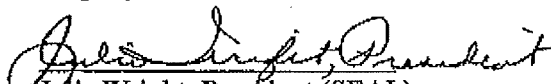
GARRETT FARM ROAD


Private Road Maintenance
Agreement

THIS AGREEMENT, made and entered into this 13th day of November, 2019 by and among the undersigned individuals being the owners of those Parcels of land located on Garrett Farm Road and being more particularly describes as Map 48 Page 121 and Map 48 Page 137 Granville County Registry AND lands as described on Exhibit "A" attached do hereby agree and covenant with all person, firms, or corporations, now owning and hereafter acquiring any of the area included withing the above referenced land, that all are hereby subjected to the following road maintenance agreement, running with said properties with said properties by whomsoever owned, to wit:

- (1) Garrett Farm Road as shown on maps described above shall be a private street but is dedicated for the use of all owners of tracts shown on the maps described and general public.
- (2) There is hereby created a Property Owner's Association for the purpose of maintaining the road shown on the map as well as establishing rules establishing speed limits.
- (3) Each owner of a lot abutting one of these streets shall be a member of the Property Owner's Association and shall be entitled to one vote per recorded tract owned at the annual meeting of such association to be held on the second Tuesday of May of each year, commencing in year 2020. At the annual meeting there shall be elected a Board of Directors for the Property Owner's Association consisting of three member and the three members so elected shall be responsible for contracting and providing for the street maintenance and assessing the owners abutting the private street.
- (4) In the event an owner fails to pay his proportionate part of the street maintenance, based on recorded tract owned, the association may enforce such payment through civil action be instituted for such purpose in the General Court of Justice of Granville County North Carolina.
- (5) The assessment may not exceed \$150 per year per recorded tract unless there is a 75% vote of all members.
- (6) The declarants, their heirs and assigns reserve the right to grant a general road easement to the North Carolina Department of Transportation or other governmental authority if improvements are made by them which allow the roads to be brought into the public system.

Property Owners


Julie Wright, President (SEAL)
JJ Land Productions, Inc.


Carlton Goldthwaite, Manager (SEAL)
4059 Farm, LLC

STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE Wake

I, Wendy Ann Dyer, a Notary Public of the County and State aforesaid, do hereby certify that Julie Wright, President, JJ Land Productions, INC, personally appeared before me this day and acknowledged the due execution of the foregoing Protective Covenants for the purposes therein contained.

Witness my hand and notarial seal, this 13th day of November, 2019.

My commission expires 10-9-2023

Wendy Ann Dyer
NOTARY PUBLIC

Wendy Ann Dyer
NOTARY PUBLIC
Wake County, N.C.

STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE

I, David Amato, a Notary Public of the County and State aforesaid, do hereby certify that Carlton Goldthwaite, manager, 4059 Farm, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing Protective Covenants for the purposes therein contained.

Witness my hand and notarial seal, this 14th day of November, 2019.

My commission expires 07/31/2023

David Amato
NOTARY PUBLIC



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