

Mail After Recording to:
Julie Wright
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Granville County, NC
Kathy M. Taylor Reg of Deeds
BK 1936 PG 680-681

THIS DECLARATION OF RESTRICTIVE COVENANTS made this 9th day of January, 2023, by Julie Wright and John Tate (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 52, Page 18, Lots 1 through 6 and Lot 8 recorded in the Granville County Registry.

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. House plans for houses to be placed on tracts to be approved by Julie Wright or John Tate prior to construction. Approval to be given within 30 days of submission.
2. No structure of temporary character such as a tent, shack or camper unit shall be used as a dwelling.
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 anything 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
Julie Wright

John Tate
John Tate

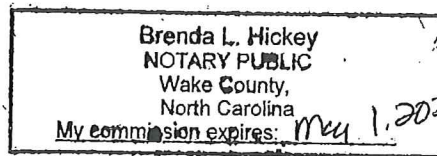
STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Brenda L. Hickey, a Notary Public of the County and State aforesaid, do hereby certify that Julie Wright, 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 9th day of JANUARY, 2023.

My commission expires: May 1, 2024

Brenda L. Hickey
NOTARY PUBLIC



STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Lauren L. Key, a Notary Public of the County and State aforesaid, do hereby certify that John Tate, 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 11th day of January, 2023.

My commission expires: July 11th 2027

Lauren L. Key
NOTARY PUBLIC

