

FILED
GRANVILLE COUNTY
10/07/2003 2:26 PM
KATHRYN CREWS AVERETT
Register Of Deeds

PROTECTIVE COVENANTS OF BRUCE GARNER ROAD SUBDIVISION

Prepared by & mail to: A RESIDENTIAL SUBDIVISION

Wayne Bailey

LOTS 1 - 6

6604 Six Forks Rd., Ste 104
Raleigh, NC 27615

THIS DECLARATION OF PROTECTIVE COVENANTS made this 15 day of September, 2003, by Churchill Associates, a North Carolina General Partnership, hereinafter referred to as OWNER, in Granville County, North Carolina;

WITNESSETH:

WHEREAS, OWNER is the owner of the real property described below and is desirous of subjecting said real property to the Protective Covenants hereinafter set forth,

Being all of Lots 1 through 6 inclusive, of BRUCE GARNER ROAD SUBDIVISION, according to map and survey thereof by Stephen M. Puckett dated and recorded at Granville County Registry in Book of Maps 28, Page 155.

NOW, THEREFORE, OWNER 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 these Protective Covenants:

1. All lots shall be used for residential purposes as defined by Granville County zoning code. Prior to construction of any dwelling, all plans and specifications depicting design, materials, location on lot, and landscaping of the proposed dwelling shall be given to Wayne Bailey, or assign for approval. Failure of Wayne Bailey or assign to reject the plan within thirty (30) days after submission to him in writing shall constitute approval. No mobile homes may be used as dwellings. Off-frame modular houses are allowed.
2. There shall be no commercial raising of animals, hogs, or dog kennels. No animals of any kind shall be kept on any lot except those household animals normally found in a residential neighborhood. Any pens for approved animals shall be regularly cleaned. Approved animals shall be confined to their owner's lot. No dogs off a known aggressive specie shall be allowed. Only 2 animals of large specie shall be allowed.
3. No junked or disabled automobiles shall be allowed to remain on any lot.

- 4. All garbage shall be stored in receptacles that are picked up and disposed of weekly. Receptacles shall be out of sight from Bruce Garner Road and screened.
- 5. 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 adjoining property owners in the subdivision.
- 6. Driveways to be built to North Carolina Department of Transportation standards.

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 years from the date the covenants are recorded after which said covenants shall automatically be extended for successive periods of ten years, unless an instrument in writing signed by a majority of the then owners of the lots has been recorded, said instrument agreeing to change said covenants in whole and in part.

IN WITNESS WHEREOF, CHURCHILL ASSOCIATES, a North Carolina General Partnership, has caused this instrument to be executed this 15 day of September, 2003.

CHURCHILL ASSOCIATES, A NORTH CAROLINA GENERAL PARTNERSHIP

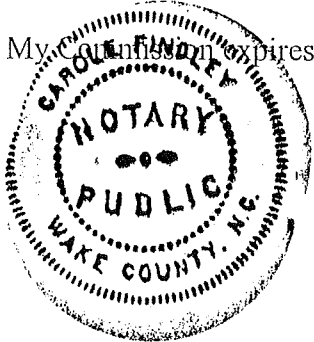
Robert Wayne Bailey (SEAL)
Robert Wayne Bailey, Managing Partner

NORTH CAROLINA
COUNTY OF WAKE

I, Carole Findley, a Notary Public of the County and State aforesaid, do hereby certify that Robert Wayne Bailey, Managing Partner, Churchill Associates, a North Carolina General Partnership, 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 15th day of September, 2003

My Carole Findley expires 11-14-05
Carole Findley
NOTARY PUBLIC



STATE OF NORTH CAROLINA, GRANVILLE COUNTY
The foregoing certificate of Carole Findley
a Notary Public
is correct to be correct. This instrument was presented for
registration in this office in Book 995, Page 904
This 7th day of Oct, 2003 at 2:26 o'clock PM
Register of Deeds Kathryn Crews Aversett
by Kathy M. Adcock Assistant Deputy

Line	Bearing	Length
L1	N01°08'13"W	23.09'
L2	N70°23'28"E	30.30'
L3	N42°24'48"E	63.95'
L4	S88°59'48"E	20.15'
L5	S83°26'53"E	73.33'
L6	S77°34'00"E	72.36'
L7	S72°26'59"E	57.08'
L8	S72°26'59"E	9.92'
L9	S67°35'09"E	71.16'
L10	S62°48'13"E	83.25'
L11	S56°46'04"E	73.65'
L12	S51°59'12"E	75.81'
L13	S49°33'53"E	32.16'
L14	S49°33'53"E	147.62'

