

Prepared by and return to: Capital City Law - 116 N. Person St., Raleigh, NC 27601

**STATE OF NORTH CAROLINA
COUNTY OF FRANKLIN**

DECLARATION OF DEED RESTRICTIONS

THIS DECLARATION OF DEED RESTRICTIONS (the **“Declaration”**) is made on the date hereinafter set forth by Privette Property LLC, a North Carolina limited liability company, hereinafter referred to as **“Declarant.”**

WITNESSETH

WHEREAS, Declarant is the owner of certain property located in Dunn Township, Franklin County, North Carolina, being Lots 1, 2, 3, and 4 as shown on that plat entitled “Minor Subdivision for Fred Privette,” attached hereto as Exhibit “A,” and which property is more particularly described on Exhibit “B” attached hereto (hereinafter the **“Property”**); and

WHEREAS, Declarant desires to impose deed restrictions upon all of the Property.

NOW, THEREFORE, Declarant hereby declares that the Property described shall be held, sold and conveyed subject to those restrictions which are for the purpose of enhancing and protecting the value and desirability of, and which shall run with, the Property and be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

1. Residential Use

- a. The Property shall be used for single-family residential purposes only (no commercial purposes of any kind permitted).
- b. No structure shall be erected, placed or permitted to remain on any lot other than a “stick-built” single-family dwelling, together with any necessary structures customarily incident to such residential use.

2. **Minimum Square Footage**

- a. Single-family dwellings shall contain a minimum of 1,800 square feet.

3. **Trailers, etc.**

- a. No manufactured home, mobile home, modular structure, or any structure of a temporary character shall be placed upon the Property.

4. **Signs**

- a. No sign, placard, poster, or billboard shall be allowed except for short-term signage.
- b. "For Sale" and "For Rent" signs shall be permitted but shall be placed in the approximate center of the lot.

5. **Animals**

- a. Dogs, cats, pet birds, or other household pets are permitted for non-commercial use.
- b. Ponies, goats, sheep, chickens, and other animals for non-commercial use shall be permitted.
- c. Horses shall be permitted at a maximum of one (1) per acre.
- d. County ordinances and regulations regarding animals may apply.
- e. In no event shall denuded and eroded pastures from livestock grazing or trampling be permitted. Grass shall be maintained to prevent over-grazing and erosion of the lot.

6. **Mineral Extraction**

- a. No oil drilling, oil development operations, oil refining, quarry or mining operations of any kind, nor oil, gas or mineral exploratory activity, shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon, or in, or under, any lot. No derrick or other structures designed for use in boring oil or natural gas shall be erected, maintained or permitted upon any lot; nor shall sand, clay or other materials be mined or removed from any lot for use elsewhere.

7. **Antennae**

- a. Any satellite dish or disc that is one meter or less in diameter or any antenna that is designed to receive television broadcast signals shall be permitted without restriction.

b. Large tower antennae or commercial towers shall not be permitted.

IN WITNESS WHEREOF, the undersigned, by the Declarant herein, has caused this Declaration to be executed this 20th day of August, 2026.

Frederic E. Privette (SEAL)
Privette Property LLC
By Frederic Privette, Managing Member

State of North Carolina – County of Wake

I, the undersigned Notary Public of the County and State set forth on my seal, certify that Frederic Privette, Managing Member of Privette Property LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of said limited liability company for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 20th day of August, 2026.

EA
Notary Public
My Commission Expires: 3-31-2031



EXHIBIT A - (This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plats.)

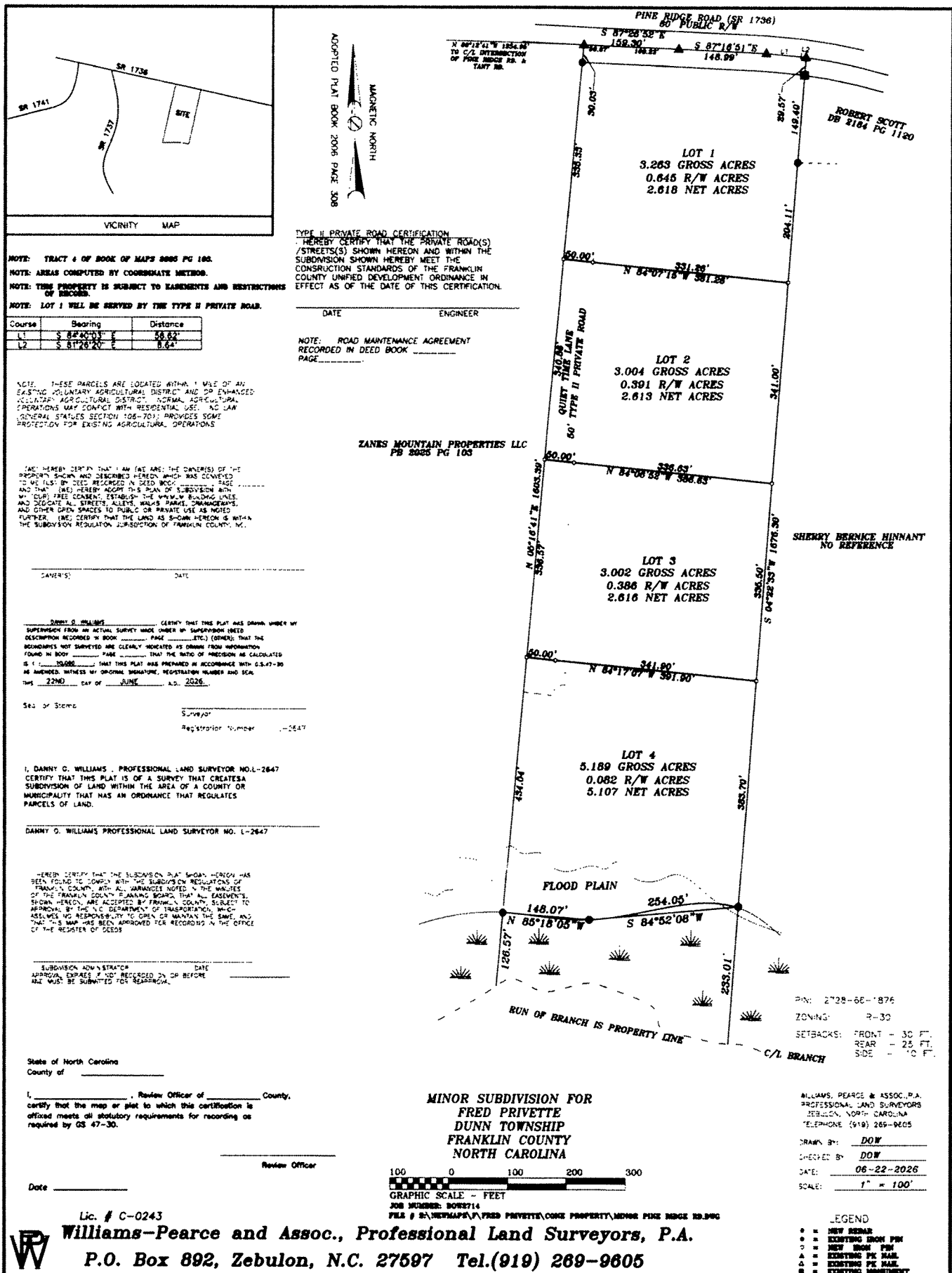


EXHIBIT B**LEGAL DESCRIPTION**

Lying in Dunn Township, Franklin County, North Carolina, and being more particularly described as follows:

BEING all of all of Tract 4 as shown on that plat entitled "Minor Subdivision For Danny Cone," prepared by Williams-Pearce and Assoc., Professional Land Surveyors, P.A., dated January 31, 2025, and recorded in Map Book 2025, Page 103, Franklin County Registry, and being the same property conveyed to Privette Property LLC by deed recorded in Book 2439, Page 1554, Franklin County Registry.

Property Commonly Known As: TBD Pine Ridge Road, Zebulon, NC 27597

Parent Parcel ID: 051722 / PIN: 2728-66-1876