



manufactured or modular homes, either on-frame or off-frame, crane-set or otherwise, shall be permitted. Other accessory buildings reasonably incidental to normal residential use shall be permitted provided that they are of similar style and appearance as the primary structure and are constructed of similar materials and are on a permanent foundation and further provided that they comply with the setback requirements set forth herein. No prefabricated storage buildings shall be permitted on any lot at any time without prior approval from Architectural Committee and no temporary storage containers known as "PODS" or other temporary storage units of similar design, appearance or concept shall be permitted on any lot for more than 30 days during any calendar year. No open carports or shelters shall be permitted.

3. Dwellings constructed on said lots are intended for occupancy by resident owners and their immediate family only and shall not be constructed, owned or operated primarily for purposes of rental. Rentals to alleviate a practical difficulty or hardship may be allowed only with the prior written permission and approval of the Developer, which approval may be limited by Developer in any manner or withheld entirely for any reason whatsoever. Any rentals through Airbnb or similar online marketplace offering lodging for homestays or tourism is absolutely prohibited.

4. No dwelling shall be erected or permitted closer to any property line than the minimum building setback line in compliance with Wilson Zoning ordinance. Detached accessory buildings, if any, shall be located in compliance with the Wilson County zoning ordinance,

5. The heated living area of any dwelling, exclusive of basements, open porches, breezeways and garages, shall not be less than 1,500 square feet. The heated living area of the ground floor of any dwelling of more than one story shall not be less than 1,000 square feet exclusive of basements, open porches, breezeways and garages. The minimum roof pitch of any structure in this subdivision shall be 6/12. All dwellings and permitted structures erected or placed on any lot shall be constructed of new materials of good grade, quality and appearance, and all construction shall be performed in good and workman-like manner and quality and shall comply with all applicable federal, state and local building and construction codes and regulations. No used structures shall be located or relocated or placed on any lot and no structures shall have an exterior constructed of concrete blocks, or asbestos, or asphalt siding. Foundations may be either traditional crawl space construction with a concrete block wall covered by a brick veneer or a concrete slab with a brick veneer stem wall provided that a minimum of four courses of brick shall remain exposed above the finished grade. No parged or painted block or stucco shall be permitted.

6. Once construction of a dwelling or other improvement is started on any lot, the improvements must be substantially completed within ten (10) months from commencement unless owner has received written approval of delay from Developer. All lots under construction must be cleared of discarded materials and excess debris at least once a week.

7. Any dwelling or improvement on any lot which is destroyed in whole or in part by fire or other casualty must be rebuilt forthwith, or all debris removed and the lot restored to a sightly condition with reasonable promptness; provided, however, that in no event shall such debris remain on such lot longer than 120 days from the date of the fire or other casualty. In the event that owners fail to comply with the provisions of this paragraph, Developer shall be entitled to demolish and remove any remaining structure and debris at the expense of the property owner.

8. Fencing of good quality may be erected on any lot, provided the same shall not be erected closer to the front property line than the front of the residence on said lot, steps and open porches excluded. No uncoated chain link fencing shall be permitted on any lot. Coated chain link fencing shall be