

Prepared by and mail to:
William Brumsey, III, Brumsey & Brumsey, PLLC

NORTH CAROLINA
PERQUIMANS COUNTY

RESTRICTIVE COVENANTS OF
CP ACRES

KNOW ALL MEN BY THESE PRESENTS:

That CS Renewables, LLC, herein sometimes referred to as "Developer", does hereby covenant and agree to and with all other persons, firms, or corporations hereafter acquiring Lots 1 through 6, CP Acres, as shown on a certain plat prepared by Timmons Group and recorded in Plat Book 5, Page 12, in the Office of the Register of Deeds of Perquimans County, North Carolina, shall be subject to the following restrictions as to the use thereof, running with the properties by whomsoever owned, to wit:

1. No mobile home, trailer or double-wide mobile home of any type, kind and description shall be placed on or allowed to remain on any lot shown in the aforementioned plat. It is the intent of this restriction to allow dwellings that are constructed to the North Carolina State Building Code and modular homes that meet that standard.
2. Developer reserves the absolute right to amend these covenants at any time.
3. These restrictions shall be binding on the land and all parties owning same or in possession thereof for a period of twenty (20) years from the date hereof and shall be extended for successive periods of ten (10) years thereafter unless prior to the expiration of such ten (10) year period an instrument signed by the owners of record of a majority of the parcels designated on said plat has been recorded revoking or modifying said restrictions.

The owner of the lots within said subdivision shall have the right to enforce these covenants and restrictions by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction whether such action is to restrain the violation of said covenant or restriction or to recover damages.

Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions and the other covenants shall remain in full force and effect.

IN TESTIMONY WHEREFORE, Developers have hereunto set their hands and seals, this the ____ day of _____, 2026.

CS RENEWABLES, LLC

_____(SEAL)
By: Tracy L. Swain, Member/Manager

_____(SEAL)
By: Walton H. Carter, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF CURRITUCK

I, Tracy Jo Jones, a Notary Public do hereby certify that Tracy L. Swain and Walton H. Carter, Members/Managers personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of CS Renewables, LLC and that by authority duly given and as an act of the entity, they signed the foregoing instrument in its name on its behalf as its act and deed for the purposes therein expressed.

Witness my hand and official stamp or seal this ____ day of _____, 2026.

_____(SEAL)
Notary Public

My commission expires: 10-29-2027