

UNOFFICIAL DOCUMENT

369

Prepared by: William Brumsey, III

NORTH CAROLINA  
CURRITUCK COUNTY

DOVE ROOST - RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That James H. Ferebee, Sr., James H. Ferebee, Jr., Owners, do hereby covenant and agree to and with all other persons, firms, or corporations hereafter acquiring Lots 1 through 4, and Lots 5 through 10, as shown on a certain plat prepared by Edward T. Hyman, Jr., Registered Surveyor, entitled in part: "4 LOT MINOR SUBDIVISION, DOVE ROOST" and "6 LOT SUBDIVISION, DOVE ROOST", recorded in Plat Cabinet F, Slides 106 through 108, respectively, that said Lots shall be subject to the following restrictions as to the use thereof, running with the properties by whomsoever owned, to wit:

1. The Lots that are subject to these restrictive covenants may not be subdivided.
2. Any dwelling constructed on any Lot must have at least 1200 square feet of heated living space, specifically excluding porches and garages.
3. No mobile homes, including doublewide mobile homes, shall be placed upon or allowed to remain on any parcel. This prohibition specifically includes used homes previously occupied at another location. It is the intent that any dwelling on any lot be constructed on site.

These covenants are to run with the land and shall be binding on all parties claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time the covenants shall automatically be extended for successive periods of ten (10) years.

Any owner of the parcels within said subdivision shall have the right to enforce these covenants and restrictions by proceedings 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

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other covenants shall remain in full force and effect.

IN TESTIMONY WHEREFORE, Owners have hereunto set their hands and seals, this the 7 day of March, 1997.

BY: James H. Ferebee Sr. (SEAL)  
JAMES H. FEREBEE, SR.

James H. Ferebee Jr. (SEAL)  
JAMES H. FEREBEE, JR.

STATE OF NORTH CAROLINA  
COUNTY OF CURRITUCK

I, Patricia M. F. Huff Notary Public of the County and State aforesaid, do hereby certify that James H. Ferebee, Sr., and James H. Ferebee, Jr., personally appeared before me this day, and acknowledge the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 7 day of March, 1997.

Patricia M. F. Huff  
NOTARY PUBLIC

My Commission Expires:

Sept 27, 2000



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NORTH CAROLINA, CURRITUCK COUNTY

The foregoing certificate(s) of Patricia M. F. Huff Notary of Currituck County, N.C. is (are) certified

to be correct. This instrument was presented for registration at 11:00 o'clock A.M. on March 21, 1997, and recorded in Book 400, Page 823.

Charlene Y. Sandy  
Register of Deeds  
By Nancy C. Gray  
Deputy Register of Deeds

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