

COUNTY OF CHEROKEE

COVENANTS, RESTRICTIONS, RESERVATIONS, TERMS AND CONDITIONS
GOVERNING SUNNY POINT OAKS SUBDIVISION

WHEREAS, the undersigned, being the owners, of a certain tract or tracts of land hereinafter described, intent(s) to develop said lands, and,

WHEREAS, the undersigned has or will subdivide said land into lots for the purpose for selling the same for residential purposes, and,

WHEREAS, the undersigned desires that the lot in said subdivision be subject to certain Covenants, Restrictions, Reservations, Terms and Conditions for the protection of both the present owner and the assignees of the present owners;

NOW, therefore, KNOW ALL MEN BY THESE PRESENTS, that the undersigned, as owner(s) of the land hereinafter described, for full value received, and consideration of the obligation of said owner(s) to purchaser of portions of said land, to hereby establish these Covenants, Restrictions, Reservations, Terms and Conditions with regard to said land as follows:

1. Lands to which these Covenants, Restrictions, Reservations, Terms and Conditions apply shall include any lands which by deed or in writing refer to this instrument as well as the following described lands:

All that certain tract of land containing 13 acres, more or less situate on the East margin of N.C. State Secondary Road #1130, known as Sunny Point Road, District 4, Hothouse Township, and more particularly described in deed dated January 1, 1981 from E.L. Wallace and wife, Hollis Wallace to Acme Research, Inc. and recorded in the Office of the Register of Deeds for Cherokee County, North Carolina in Deed Book 427, at Page 184. Schedule "A" attached hereto and by reference thereto incorporated herein.

All that certain tract of land containing 10 acres, more or less situate East of N.C. State Secondary Road #1130, known as Sunny Point Road, District 4, Hothouse Township, and more particularly described in deed dated January 19, 1981, from Ervin E. Jones, and wife, Barbara A. Jones, and Dewey Jones and wife, Laura Jones to Acme Research, Inc., and recorded in

*Carolina in Deed Book 427 | Page 38 Schedule A
attached hereto and by reference thereto incorporated.*

All covenants, restrictions, reservations, terms and conditions governing Sunny Point Oaks Subdivision as set forth in Deed Book 429, Page 179, office of the Register of Deeds of Cherokee County, North Carolina, are hereby ratified and confirmed and shall govern the use and enjoyment of the property subject thereto.

IN WITNESS WHEREOF, the owner has caused this instrument to be executed by its duly authorized officers and its seal to be hereunto affixed this 15th day of November, 1982.

ACME RESEARCH, INC., d/b/a
SUNNY POINT MOUNTAIN LAND CO.

By: Frank R. Pinter
Frank R Pinter, President

ATTEST
Grace V. Pinter
Grace V. Pinter, Secretary

(CORPORATE SEAL)

ACME RESEARCH INC. FLA.
Copy Seal

STATE OF North Carolina
COUNTY OF Clay

I, a Notary Public of the said State and County, certify that GRACE V. PINTER personally came before me this day and acknowledged that she is Secretary of ACME RESEARCH, INC., a Corporation, and that by authority duly given and as the act of the Corporation, the foregoing instrument was signed by its President, sealed with its corporate seal and attested by herself as its Secretary.

WITNESS my hand and notarial seal this 15th day of November, 1982.

Glenda Arve
Notary Public

My commission expires:
11-5-84

M. P. Seal

STATE OF NORTH CAROLINA
COUNTY OF CLAY
Each of the foregoing certificate, or certificates, namely of
Glenda Arve
a Notary Public of the County and State de-
signed to certify the correct and true registra-
tion of the 15 day of Nov 1982, is hereby
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