

DECLARATION OF RESTRICTIVE COVENANTS

NORTH CAROLINA, CARTERET COUNTY

Leo Hammer
1100 Arrow Wood Rd.
Asheboro N.C.

Whereas, Ben F. Royal and wife, Anne A. Royal, and Manie L. Piner (Widow of the late Charles H. Piner, Sr., deceased), all of the above-named State and County, are the owners of that certain tract or parcel of land in Merrimon Township, Carteret County, North Carolina, known as the "ROYAL PLACE" Subdivision, surveyed and platted by J. G. Hassell, Registered Surveyor, and the map of which is of record in the office of the Register of Deeds of Carteret County in Map Book #6, page 27, and being known particularly from said plat or map aforesaid and bearing date of February, 1962, as Lots Nos. 1 through 3 and 5 through 16, and including also any and all other parcels of land not hereinabove described but contained in that deed of conveyance of Thurman Pittman and wife, Beatrice M. Pittman, to the said Ben F. Royal et al.; and whereas, the aforesaid owners are desirous of imposing upon said lands and subjecting the same to the protective and restrictive covenants hereinafter set forth, each and all of which are for the benefit of the property and its owners, present and prospective; NOW, THEREFORE,

The said Ben F. Royal and wife, Anne A. Royal, and Manie L. Piner (Widow) hereby covenant and agree with all persons, firms and corporations that hereafter may own or acquire any of the aforesaid numbered lots or parcels of land hereinabove referred to, that said ownership shall be subject to the following protective or restrictive covenants and notwithstanding by whomsoever they may be held:

I.

The property hereinabove described shall be used for residential purposes only, provided that this shall not apply to Churches or Schools; and provided, further, that no residence shall be constructed on any lot unless such residence so constructed contains a minimum of four hundred (400) square feet of living space

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and heated area on the first floor, exclusive of porches, carports and garages.

II.

No residence or building of any kind erected on the said property shall be left unpainted or in an exterior semi-finished condition.

III.

No swine enclosures shall be built or permitted on this property or any portion of the same, nor shall any swine be kept or maintained thereon.

IV.

No commercial chicken houses, fish houses, oyster houses, junk boats, junk cars, garbage piles, or other junk conditions shall be permitted or allowed in this subdivision.

V.

All sewage disposal shall be made through the use of approved septic tanks, and no outside toilets will be permitted.

VI.

All structures built will be in accord with the Carteret County Building Code for "ROYAL PLACE" area.

VII.

No portion of the premises may be subjected to any obnoxious or offensive activities or uses, nor shall any nuisance of any sort be permitted thereon.

VIII.

These covenants are to run with the land and shall be binding upon all persons dealing therewith for a period of thirty (30) years from the date hereof, or, rather, from the date of the recording of this instrument among the records of Carteret County Registry. They shall be extended for a period of ten (10) more years, automatically and without further formalities, unless thereafter an instrument in writing and signed by a majority of the owners of said lots or parcels shall be recorded and change the same.

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IX.

Enforcement of these covenants, or any one of them, may be had by appropriate proceeding in a Court of competent jurisdiction against any person or persons violating, or attempting to violate, the same; and if any one of these covenants, or any provision of the same, should be held by the Court to be illegal or otherwise unenforceable, such holding shall not be binding upon any of the other covenants or restrictions herein.

IN TESTIMONY WHEREOF, the aforesaid Ben F. Royal and wife, Anne A. Royal, and Manie L. Piner (Widow) have hereunto set their hands and seals, this the 6th day of May, 1966.

Ben F. Royal (Seal)
Ben F. Royal

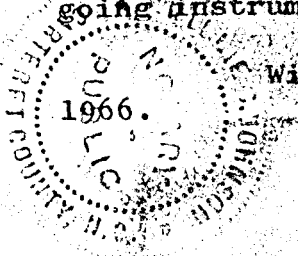
Anne A. Royal (Seal)
Anne A. Royal

Manie L. Piner (Seal)
Manie L. Piner

NORTH CAROLINA, CARTERET COUNTY

I, Willie S. Johnson, a Notary Public in and for the above-named State and County, do hereby certify that personally appeared before me this day Ben F. Royal and wife, Anne A. Royal, and Manie L. Piner (Widow), each of whom acknowledged the due execution of the foregoing instrument for the purpose therein expressed.

Witness my hand and Notarial Seal, this 6th day of May,



Willie S. Johnson
Notary Public

My Comm. expires 1/11/68.

NORTH CAROLINA, Carteret County
The foregoing certificate of Willie S. Johnson
of Carteret Co. is adjudged to be correct.
Let the instrument, with this certificate, be registered.
Witness my hand this 6 day of May, 1966
Mary S. Austin
Clerk Superior Court

FILED FOR REGISTRATION
AT 3:55 O'CLOCK P M. ON
May DAY OF 1966

Robert L. Bee
REGISTER OF DEEDS

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