

NORTH CAROLINA
WAYNE COUNTY

RESTRICTIVE COVENANTS FOR
WOODCROFT ESTATES, SECTION
NO FOUR, SAULSTON TOWNSHIP,
WAYNE COUNTY, NORTH CAROLINA
DEVELOPES WILLIE STRICKLAND,
JR and wife, PEGGY H STRICKLAND
Recorded in the Wayne County Registry in
Plat Cabinet K, Slide 68-H

WITNESSETH

THAT WHEREAS, WILLIE STRICKLAND, JR. and wife, PEGGY H. STRICKLAND, Developers, do hereby covenant, stipulate and agree on behalf of themselves and to and with al persons, first and corporations who or which may hereafter acquire any lot or lots in the subdivided area embraced in the Subdivision or Development known as "Woodcroft Estates, Section No. Four" Shown on a plat thereof recorded in the office of the Register of Deeds of Wayne County, North Carolina, in Plat Cabinet K, Slide 68-H, and now owed by the undersigned, that said Subdivision or Development known as "Woodcroft Estates, Section No Four" Shall be subject to the following restrictions and limitations as to the use thereof, running with said properties by whomsoever owned, to-wit

1. Residential Use. This lot shall be used for single-family residential purposes only, and only one single-family dwelling, together with customary out-buildings, shall be permitted on a lot

2. Size. The minimum space requirement for a dwelling house on each lot shall be a minimum of 1,400 square feet of living space. Any variance in size must be approved by the Developer

3. Temporary Structures. No trailer or mobile home of any sort, kind or description shall be parked on any lot and no temporary structure shall be erected on any lot for a residence or for temporary living quarters

4. Setback Lines. All structures, including carports, garages, and out-buildings shall be set back from the road right-of-way a minimum of 30 feet, and more if so indicated on the subdivision map, and shall be set back a minimum of 10 feet from each side lot line, 25 feet from each rear lot line, and shall be set back a minimum of 25 feet on corner lots

5. Division Lots. No lot or lots shall be divided into parcels unless it be for the sole pupose of enlarging the properties of adjoining property owners where a vacant lot lies between them.

6. Storage Tanks. Any tank for use in connection with any residence constructed on such premises, including tanks for the storage fuels, must be buried or walled sufficiently to conceal them from the view of neighboring lots, roads or streets. All clotheslines, garbage cans, equipment or storage poles shall be walled to conceal them from the view of neighboring lots, roads or streets.

7. Livestock and Pets: No livestock, fowl or animal of any kind, except not more than two dogs, cats or other household pets

8. Nuisances: No lot shall be used in whole or in part for the storage of rubbish of any character whatsoever, nor for the storage of any property or thing that will cause such lot to appear in an unclean or untidy condition or that will be obnoxious to the eye nor shall any substance, thing, or material be kept upon any lot that will emit foul or obnoxious odors, or that will cause any noise that will or might disturb the peace, quiet, comfort, or serenity of the

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occupants of surrounding property Owners of vacant lots shall be required to keep undesirable undergrowth from accumulating on their lot to such a degree that it would be objectionable to the adjoining neighborhood in general No portion of said lots of land shall be used for the storage of junk automobiles or as a junkyard

9 Signs. No billboards or advertising signs of any character shall be erected, placed, permitted, or maintained on the lot or improvement thereon except as herein expressly permitted No other sign of any kind or design shall be allowed except a "For Sale" sign which shall not be larger than six square feet

10 Satellite Dishes. All satellite dishes erected, placed, permitted or maintained on the lot or improvement thereon, must be approved by Developer

11 Fences. No fences shall be placed upon the lot closer to the front of said lot than the front of the dwelling, except split-rail fences

12 Street Lighting and Charges for the Same. The Developers reserve the right to subject the real property in this subdivision to a contract with Carolina Power & Light Company for the installation of street lights, which may require an initial payment and/or a continuing monthly payment to Carolina Power & Light Company by the lot owners

13 Termination of Restrictions. These restrictions shall terminate effective January 1, 2015, except for the provisions of Paragraph 10, which shall continue in effect

14 Plans. All house plans must be submitted to developer for approval.

IN WITNESS WHEREOF, the undersigned Developers, WILLIE STRICKLAND, JR. and wife, PEGGY H. STRICKLAND, have executed the foregoing instrument, this the 26th day of November, 1996

Willie Strickland, Jr. (SEAL)
WILLIE STRICKLAND, JR.

Peggy H. Strickland (SEAL)
PEGGY H. STRICKLAND

BY: Willie Strickland
WILLIE STRICKLAND,
Her Attorney-In-Fact
under Power of Attorney
dated January 2, 1992,
and recorded in Book
1315, Page 48, of the
Wayne County Registry.

NORTH CAROLINA
WAYNE COUNTY

I, Susan M. Webb, a Notary Public for said County and State, do hereby certify that Willie Strickland, Attorney-In-Fact for Peggy H. Strickland, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said Peggy H. Strickland, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed,

acknowledged, and recorded in the Office of the Register of Deeds of Wayne County, North Carolina, on the 2nd day of January, 1992, and recorded in Book 1315 at Page 48, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Willie Strickland, Attorney-In-Fact for Peggy H. Strickland, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Peggy H. Strickland.

WITNESS my hand and official seal, this the 26th day of November, 1996.
NOTARY PUBLIC
My Commission Expires:
November 18, 1998

Susan M. Webb
Notary Public

NORTH CAROLINA
WAYNE COUNTY

I, Susan M. Webb, a Notary Public in and for said state and county, do hereby certify that Willie Strickland, Jr., personally appeared before me this day and acknowledged the due execution of the foregoing Deed.

WITNESS my hand and Notarial Seal, this 26th day of November, 1996.
NOTARY PUBLIC
My Commission Expires:
November 18, 1998

Susan M. Webb
Notary Public

NORTH CAROLINA, Wayne County
The foregoing certificate is of Susan M. Webb

Notary (y) Publics/are certified to be correct

Filed for registration at 3:10 o'clock P M this 3rd day of December 1996

DEBORAH C LANE, Register of Deeds
By J. Anne Durham
Deputy/Assistant Register of Deeds