

B.M. 544

BOOK 544 PAGE 75

NORTH CAROLINA  
RICHMOND COUNTY

## R E S T R I C T I O N S.

KNOW ALL MEN BY THESE PRESENTS that Bland Construction Company, Inc., a corporation with its principal place of business in Richmond County, North Carolina, the owner of TRAILWOOD, Section #7, does hereby covenant and agree to and with all other persons, firms, or corporations now owning or hereafter acquiring any property in the area hereinafter described:

All of that certain tract of land which has been divided into certain lots designated as TRAILWOOD, Section #7, according to a survey by Thomas M. Bray, Registered Surveyor, dated April, 1972, which is duly recorded in Plat Book 15 at page 14, Richmond County Registry, reference to which is hereby made.

Being a portion of Tracts 1 and 2 which were conveyed to Bland Construction Company, Inc., by deed from Norman R. Bland and wife, Sylvia G. Bland, dated March 29, 1972, and recorded in Book 542, page 323 of the Richmond County Registry.

## Part B. AREA OF APPLICATION

## B-1. Fully-Protected Residential Area.

The residential area covenants in Part "C" in their entirety shall apply to all lots.

## Part C. RESIDENTIAL AREA COVENANTS

## C-1. Land Use and Building Types:

No lot or lots shall be used except for residential purposes and no building shall be erected, placed, or permitted to remain on any lot or lots other than as described as follows:

A. One detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

B. A duplex or two-family dwelling may be built on any lot or any combined portions of any two (2) lots having a minimum of 22,500 square feet.

C. A multi-family apartment building on any combination of lots or portions of lots having a minimum of 30,000 square feet, which use shall comply with the other conditions contained herein.

## C-2. Dwelling Cost, Quality and Size:

No dwelling shall be permitted on any lot at a cost of less than \$11,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1000 square feet for a one-story dwelling, not less than 750 square feet to a dwelling of more than one story.

## C-3. Building Location.

No building shall be located on any lot nearer than 35 feet to the front lot line nor nearer than 20 feet to any side street line. No building shall be located nearer than 10 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 65 feet or more from the minimum building setback line. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

## C-4. Lot Area and Width.

No dwelling shall be erected or placed on any lot having a width of less than 90 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 12,000 square feet.