

Sara Margaret Acres
Subdivision of Robeson County, NC, December 19, 2024
Deed Book 2399, Page 595, Tax Map Number: 201001005
Covenants, Conditions, and Restrictions

This conveyance is made subject to the following Restrictive Covenants

1. The owner/purchaser of this lot acknowledges that all lots are within the historical Agriculture District or Area and will remain as such. The owner acknowledges that agriculture sights, sounds, and smells or farming activity are associated with the property, and owners cannot complain or object to such activity.
2. This lot shall be used for residential purposes, single-family building. With businesses normally conducted from the home are permitted, parking of more than two business vehicles or outdoor storage of materials, supplies, or heavy equipment shall not be permitted.
3. No more than one residential dwelling, stick-built, premanufactured, or modular home of not less than 1500 square feet of heated living-floor space shall be erected, placed, or permitted on any lot other than such accessory outbuildings to such residential use. All structures must be constructed with a minimum of vinyl siding and shall be underpinned.
4. All structures must have a "setback" of at least 70 feet from the front property line (edge of road right-of-way) and 15-foot "setback" for all left, right, and back sides of the property.
5. This lot shall not be divided or subdivided, nor shall any portion or any less than the whole be sold or conveyed: except that the lot may be divided into two portions and sold to the owners of adjoining lots, to become a part thereof; provided, however, that the lots thus combined shall be considered as one lot for these covenants.
6. No outside toilet facilities can be constructed or utilized on the property. All sanitary facilities must be built according to Robeson County Health Department regulations.
7. No garbage collection area or any other condition conducive to the breeding of flies, insects, or rodents or otherwise prejudicial to the health or well-being of the lot owners shall be permitted to continue on any lot.
8. No noxious offensive activity shall be carried on upon any lot, nor shall anything be done thereon that may be or become a nuisance or annoyance to the neighboring lot owners.
9. No exotic animals, livestock, or poultry of any description, except the usual domesticated household pets, shall be allowed on a lot and confined to that lot. Dogs are limited to two or fewer (any size) per lot.
10. No bus bodies, shacks, tents, striped or junked vehicles, or parts thereof shall be allowed on any lot or permitted to be parked on any street or road. All lots must be landscaped attractively.

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11. All dwellings and outbuildings must be underpinned with brick or mason materials. All dwellings must have improved and covered front porches.
12. All fences must be constructed with chain links, wood, or PVC material and maintained in an attractive manner.
13. All mineral rights have been separated and will not be transferred to this property. Crop allotments (if any) will not be transferred with this property.
14. These restrictions shall operate as covenants running with the land for the benefit of any and all persons who now own or who may hereafter own lots in the Subdivision and such persons are specifically given the right to enforce these restrictions through any proceeding at law or in equity, against any person or persons violating or threatening to violate such restriction, and to recover any damages suffered by them from any violation thereof.
15. The purpose of these restrictions is to insure the use of these lots for attractive residential purposes only, to prevent nuisances, to avoid the impairment of the attractiveness of the property, and to maintain the desired tone of the community, and thereby secure to each lot owner the full benefit and enjoyment of his/her home, with no more significant restriction on the free and undisturbed use of his/her lot that is necessary to insure the same advantages to the other lot owners.
16. No waiver of a breach of any covenants, conditions, restrictions, and agreements herein contained shall be construed to be a waiver of any other breach of the same or other covenants, conditions, restrictions, and agreements; nor shall failure to enforce any one of such restrictions, either by forfeiture or otherwise, be construed as a waiver of any other restriction or conditions.
17. It is expressly agreed that if any covenant or condition or restriction hereinabove contained, or any portion thereof is invalid or void, such invalidity or voidness shall not affect any other covenant, condition, or restriction.

Buyer's Printed Name: _____

Buyer's Signature: _____

Notary Public: _____

Notary Seal

Notary Commission Expires: _____