LAKEWOOD ESTATES

RESTRICTIONS

1. These covenants, restrictions and conditions (hereinafter referred to as "covenants") shall be applicable to all lots wherein the conveyance of which, both the land sale contract and the warranty deed, make specific reference to these covenants; otherwise, these covenants shall not apply.

2. No lot to which these restrictions apply shall be used except for single family residential or recreational purposes. No lot shall be used for commercial purposes.

3. No lot or lots to which these restrictions apply shall be divided or subdivided, nor shall any portion of any less than the whole of any one lot be sold or conveyed, except that a lot may be subdivided into two portions and conveyed to the owners of the adjoining lots on either side, so as to become parts thereof, provided, however, that the property thus combined shall be considered as one lot for the purpose of these covenants.

4. No more than one residential building or one mobile home shall be erected on any lot to which these restrictions apply.

5. No outside toilet facilities may be constructed or utilized. All sanitary facilities must be constructed in accordance with generally recognized good standards for health and meet local and state regulations. Septic tank and well locations must be approved and comply with local health regulations: all wells shall be on the front of the lot (adjoining the road); and all septic tanks shall be in the rear of the lot.

6. No single-wide mobile home less than twelve (12) feet in width or forty (40) feet in length or double-wide less than twenty-four (24) feet in width or thirty-six (36) feet in length shall be placed on any lot to which these restrictions apply. No mobile home older than eight (8) years or more from date of manufacture shall be placed on a lot to which these restrictions apply.

7. No residential building of less than eight hundred fifty (850) square feet, exclusive of porches, carports or decks, shall be constructed on any lot to which these restrictions apply. Once construction of any building is begun, the exterior must be completed within twelve (12) months, including painting.

8. The dwelling (house or mobile home) must be the first structure built or placed on the lot.

9. Each owner of a lot to which these restrictions apply shall at all times maintain his lot in a well-kept condition.

10. No stale garbage, or any other conditions conducive to the breeding of flies and rodents, or otherwise prejudicial to health or well-being of the lot owners shall be permitted to continue on any lot.

11. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become a nuisance or any annoyance to the neighboring lot owners.

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12. No building or approved mobile home shall be placed or
    erected nearer than twenty-five (25) feet from the street
    right-of-way line of any lot to which these restrictions
    apply.

13. All mobile homes must be underpinned within six (6) months
    of placement on the lot.

14. No horses, poultry, fowl, cattle or other animals, with
    the exception of usual household pets, shall be maintained
    or kept upon any lot to which these restrictions apply.

15. All homes shall meet the North Carolina Uniform Residential
    Building Code.

16. In the event that the owner of any lot which these restrictions
    apply, his heirs or assigns, shall violate or attempt to violate
    any of these covenants, then the developer or any other lot
    owner to which these restrictions apply, is hereby empowered to
    bring any proceeding at law or in equity against the lot owner
    to prevent him from violating these restrictions or to cause him
    to correct any violation that is in existence as well as to re-
    cover damages for any such violations.

17. Invalidation of any of these covenants by court decree or other
    means shall in no way affect any of the other covenants set forth
    hereto; and they shall remain in full force and effect.

18. These reservations and restrictions shall be deemed appurtenant
    to the lot and shall run with the lot upon subsequent transfer.