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FORSYTH CO, NC FEE \$26.00

PRESENTED &amp; RECORDED:

03-14-2019 10:57:12 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3449

PG: 4051-4054

DRAFTED BY: BRUCE R. HUBBARD *Box 126*  
 RETURN TO: BRUCE R. HUBBARD  
 1598 Westbrook Plaza Dr. Suite 200  
 Winston-Salem, NC 27103

### RESTRICTIVE COVENANTS FOR THE GABLES AT BRIDGTON PLACE, SECTION III, Phase 1

KNOW ALL MEN BY THESE PRESENTS, that PENNSTON CORP, a North Carolina corporation, hereinafter referred to as Developer, with its principal office located in Winston-Salem, Forsyth County, North Carolina, does hereby covenant and agree to and with all persons, firms and corporations hereafter acquiring any of the numbered lots shown on the plat of **The Gables at Bridgton Place, Section III, Phase 1**, as recorded in Plat Book 69, Page 116, in the Office of the Register of Deeds of Forsyth County, North Carolina, that said property is hereby subjected to the following restrictions as to the use thereof, which restrictions shall be, and are, covenants running with the land, binding upon whomsoever shall own said property, to wit:

1. All lots in the tract shall be used only as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building lot other than one detached single-family dwelling, a private garage and other outbuildings incidental to residential use of the lot. However, the Developer reserves the rights to use any lot it may own for public or private right of way access to contiguous land.
2. The property shall not be subdivided by anyone other than the Developer, except that two adjacent owners may subdivide a lot between them, but only one residence shall be built on the combined original lot and the subdivided portion of any lot.
3. No dwelling shall be built, erected, altered or used unless it shall contain a minimum of 1,100 square feet of heated and finished floor space, to be measured from outside wall lines, for the main body of the structure, exclusive of porches, garages, terraces and area heated and finished in basements. All dwellings must have driveways of asphalt, concrete or the other hard surface material. Gravel drives are not permitted. All lots with dwellings shall have a gas or electric lamppost located within 8 feet of the front property line and installed prior to occupancy. All mailboxes shall be the same style and color as specified by the Developer. All dwellings shall be constructed with a minimum of a one-car garage. Outside storage buildings are permitted in the rear yards and shall be constructed with the same materials and of similar design as the main dwelling. All garages shall be equipped with remote controlled garage door openers. If the front steps are constructed with wood, then the front step risers must be painted the same trim color as

the trim on the front porch or stoop. All garage doors shall have four carriage door hinges attached to the exterior.

4. Structures or part of a structure other than uncovered steps, overhanging eaves and cornices shall not extend nearer the front property line than 20 feet or be setback from the front property line more than 30 feet.

Structures or part of a structure other than patios (without roofs), overhanging eaves and cornices shall not extend nearer the side property lines than as required by local ordinance, but in no event less than 5 feet from the side property line.

Structures or part of a structure other than patios (without roofs), overhanging eaves and cornices shall not extend nearer the rear property line than as required by local ordinance, but in no event less than 8 feet. However, when the rear property line of a lot is the side property line of an adjoining lot, the rear yard set back shall be a minimum of 12 feet from the rear property line.

5. No outside, above ground swimming pools (except children's wading pools), fuel or other storage tanks may be installed or used on the property.

6. No exterior clotheslines, radio or television aerials or antennae, or satellite dishes shall be permitted on any lot except that one (1) satellite dish per lot not to exceed 22 inches in diameter may be installed on the rear or side walls at least 15 feet behind the front wall of the dwelling that contains the front door.

7. No solar panels shall be visible from the front property lines of the single-family dwelling. In the case of a corner lot, no solar panels shall be visible from the side yard street as well.

8. No fencing may be erected nearer the front property line than the front wall of the single-family dwelling thereon. Also, in the case of a corner lot, no fence may be erected within 20 feet from the street side yard property line without prior written approval of the Developer or its assigns. The aforementioned fence restrictions are waived only for the installation of a white picket fence not to exceed 3 feet in height. The maximum height of any fencing is 8 feet.

9. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on the property at any time as a temporary residence.

10. No animals, livestock or poultry of any kind shall be raised, bred, or kept on the above-described lots, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purposes.

11. No noxious, hazardous or offensive substances shall be stored, and no nuisance shall be permitted on any lot.

12. No exterior garbage cans, air conditioning units or compressors shall be located in clear view of any street.

14. All vehicles of any type, including but not limited to automobiles, trucks, water craft, recreational vehicles, trailers and campers shall be parked either on the street, on the driveway surfaces or inside enclosed garages and shall not be permitted to be parked on the front, side or rear yards. No campers, trailers, recreational vehicles, water craft or other vehicles which are not licensed to be used on a daily basis for transportation on public streets may be parked on the

streets or on the driveway in front of the dwelling for more than 24 hours. Such vehicles may only be parked inside enclosed garages. Trucks (other than pick-up trucks) with tonnage in excess of one (1) ton shall not be permitted to park overnight in The Gables at Bridgton Place except those used by builders during the initial construction of the dwellings.

15. For purposes of this provision, commencement of construction means when the grading or excavation for the footing or slab for any detached single-family dwelling is commenced. Once construction is commenced, work thereon must be pursued diligently and the contractor shall use its best efforts to complete the construction within 9 months from the date construction commenced as herein defined. Included shall be the completion of all exterior work including, but not limited to, walks, driveways and landscaping.

16. No dumping shall be permitted on any vacant lot. The lot owner and/or general contractor from where the debris originates shall be responsible for any dumping and damage caused by subcontractors. Each lot owner shall install adequate erosion control measures during construction to prevent the flow of mud/silt onto the adjoining properties and street right of ways.

17. All lots are subject to easements of record for telephone, electricity, natural gas and cable TV services for the purpose of installing and maintaining service.

18. The Developer also reserves for itself or its assigns a 5-foot temporary construction easement on all lots running along the length of the front yard property lines and all side yard property lines that adjoin public right-of-way lines for the streets. The purpose of this easement is for future installation of sidewalks as required by the City of Winston-Salem.

19. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain such prohibited activity or to recover damages, or both. Invalidation of any one of these covenants by judgment or court order shall in no way affect any other of said provisions, which shall remain in full force and effect.

20. The above restrictions and conditions are covenants running with the land, and shall be binding upon the owners of the above-described property and persons claiming under them for a period of 20 years from the date of the recording of these restrictions, unless changed in accordance with the following paragraph. At the end of said 20 years, said restrictions and conditions shall automatically be extended for successive periods of 2 years each unless by a majority vote of the then owners of the lots agree to a change of said restrictions in whole or part.

21. Any restriction, covenant or condition hereinabove set forth for any or all lots in The Gables at Bridgton Place may be extended, removed, modified or changed by securing the written consent of the Developer, which written consent, if given, shall be duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, and which written consent may be given or withheld within the uncontrolled and sole discretion of the Developer. The Developer may convey its right to remove, modify or change any restriction, condition or covenant of this instrument to any person, firm or corporation by instrument of writing duly recorded in the Office of the Register of Deeds of Forsyth County, North Carolina.

IN WITNESS WHEREOF, Pennston Corp. has caused this instrument to be executed in its corporate name by its duly authorized officer by authority of its Board of Directors this the 14<sup>th</sup> day of March 2019.

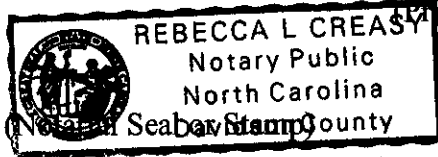
PENNSTON CORP

BY: Bruce R. Hubbard  
Bruce R. Hubbard, Vice President

I, Rebecca L. Creasy, a Notary Public of Davidson County, NC do hereby certify that Bruce R. Hubbard personally came before me this day and acknowledge that he is Vice President of Pennston Corp and acknowledged on behalf of the corporation, the due execution of the foregoing instrument.

Witness my hand and notarial seal or stamp this the 14<sup>th</sup> day of March, 2019.

Rebecca L. Creasy  
Rebecca L. Creasy Notary Public  
(Print Name)



My Commission Expires: 9/6/22