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FORSYTH CO, NC FEE \$20.00

PRESENTED & RECORDED:

04-06-2009 04:14 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: SHANNON BOSTIC-GRIFFITH

DPTY

BK: RE 2883

PG: 1229-1231

ENVELOPE

DRAFTED BY: David K. Carr

MAIL TO: RKA Construction Services, LLC
5550 Salem View Rd. Pfafftown, NC 27040NORTH CAROLINA)
)
FORSYTH COUNTY)**RESTRICTIVE COVENANTS FOR**
Lots 11A, 11B, 12, 13, 14, Section 2
SHALLOWFORD HILLS

KNOW ALL MEN BY THESE PRESENTS, that RKA Construction Services, LLC, hereinafter referred to as "Developer", 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 Lots 11A, 11B, 12,13, 14, Section 2, SHALLOWFORD HILLS as recorded in Plat Book 53, Page 189, in the Office of the Register of Deeds of Forsyth County, North Carolina; as whereas, the Developer desires to impose certain restrictions and conditions upon present and future owners of said lots;

NOW, THEREFORE, the undersigned hereby covenant and agree for themselves and their heirs, successors and/or assigns, with all persons, firms, corporations, or other parties hereafter acquiring title to lots in the aforesaid development, that all of the said lots are hereby subjected to the following restrictions and conditions as to the use thereof, said conditions and restrictions to be appurtenant to and to run with all the lots in said development, by whomsoever owned.

1. USE OF LOTS: No lots shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family residence and its customary accessory buildings and uses.

2. SUBDIVISION OF LOTS: No residence shall be erected on less than one lot and no lot shall be subdivided except that two owners may subdivide a lot between them, but only one residence shall be built on the combined original and subdivided portion of any lots.

3. DWELLING RESTRICTIONS - No single-family dwelling shall be built, erected, altered or used unless it shall contain at least 1,200 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 basements.

4. SET BACK RESTRICTIONS: Structures shall be located on the lots in accordance with local zoning ordinance.

5. FOUNDATIONS: Foundations shall be brick or stone.

6. DRIVEWAYS: All driveways shall be paved or concrete.

7. **ANIMALS:** No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes and provided they are not permitted to become a nuisance to the neighborhood.

8. **GARAGE AND REFUSE DISPOSAL:** No lot shall be used or maintained as dumping ground for refuse or rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

9. **TEMPORARY STRUCTURES:** No structure of a temporary character, trailer, camper, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

10. **EASEMENTS:** 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. The Developer reserves for itself and it assigns an easement over all platted lots for the purpose of maintenance of the erosion control structures located on any lot for as long as such structures are required by erosion control ordinance.

11. **SIGNS:** No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

12. **NUISANCES:** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

13. **PARKING:** The parking on the streets or driveways of trucks, tractor trailers, any commercial vehicles, boats, marine craft, trailers, campers, motor homes, motorcycles or any unregistered/unlicensed vehicles overnight is prohibited within the development. All such vehicles shall be parked inside enclosed garages. Only non-commercial automobiles, pickup trucks, or suvs are permitted to be parked in the driveways overnight. Parking on yards is prohibited.

14. **SCREENING:** The erection of clothes lines, the maintenance of exterior garbage cans, the storage of boats, campers, and trailers in clear view of a public street shall not be permitted unless stored in a screened enclosure, either man-made or natural.

15. **ANTENNAE:** One satellite dish per lot not to exceed thirty-six (36) inches in diameter may be installed on the rear or side walls at least fifteen (15) feet behind the front wall of the dwelling.

16. **FENCING:** No chain link or other restraining type fencing may be erected nearer the front property line than the front wall of the single-family dwelling thereon. In the case of a corner lot no chain link or other restraining type fencing may be erected within 20 feet from the street side yard property line. Only chain link, wood, vinyl, aluminum, stone, brick, or wrought iron fencing is permitted. The "smooth" side of the fencing material shall be facing the outside of the Lot upon which the fence is located.

17. **ENFORCEMENT:** 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 violation or to recover damages.

18. **DEVELOPER'S RIGHT OF MODIFICATION:** The Developer has developed this subdivision pursuant to a general plan or scheme of development and does not intend to abandon this general plan. However, the Developer reserves the right to cancel, modify, or change any of the above restrictions by the written consent of the Developer, which written consent 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 as the Developer may deem best for the general plan or scheme of development.

19. **APPLICABLE PERIOD:** The foregoing covenants, restrictions and conditions shall remain in full force and effect for a term of twenty (20) years from the date this Declaration is recorded, at which time said covenants, restrictions and conditions shall be automatically extended for successive period of five (5) years unless by a vote of majority of then owners of the lots agreeing to change the said covenants on whole or in part. It is expressly understood and agreed between the Developer and all subsequent purchasers of lots in the development, that all conveyances of a lot or lots in said development

are made subject to the foregoing covenants, conditions, and restrictions, and that they are for the protection and general welfare of the development and shall be covenants running with the land and binding upon all parties purchasing lots in said development and their heirs, successors, assigns, administrators or executors.

20. ADDITIONAL PROVISIONS: No captions or titles in this Declaration of Restrictive Covenants shall be considered in the interpretation of any of the provisions hereof.

In case of conflict between any of the foregoing and any Zoning Ordinances for exceptions hereto which may lawfully be made by the Zoning Board of Adjustment or laws which may be in effect, or which may hereafter be enacted, such Zoning Ordinances or laws shall control.

Invalidation of any one of these covenants, restrictions or conditions by judgement or Court Order shall in no ways affect of the other provisions which shall remain in full force and effect.

IN TESTIMONY WHEREOF, RKA Construction Services, LLC, has caused this document to be executed and sealed by its representative on this the 31st day of March, 2009.

RKA CONSTRUCTION SERVICES, LLC

BY: Lucy Carr (SEAL)
Its: manager

STATE OF NORTH CAROLINA – COUNTY OF FORSYTH

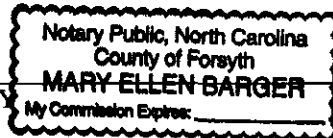
I, Mary Ellen Barger, a notary public of Forsyth County, North Carolina, do hereby certify that Lucy Carr, Manager of RKA Construction Services, LLC personally appeared before me and acknowledged the due execution of the foregoing instrument.

I do further certify that I am not a party to the attached instrument.

Witness my hand and notarial seal or stamp this 31st day of March, 2009.

My Commission Expires: 2-16-2014

Mary Ellen Barger



NORTH CAROLINA – FORSYTH COUNTY

The forgoing certificate of _____ is certified to be correct.
This instrument and this certificate are duly registered at _____ and recorded in Book _____, Page _____.
This _____ day of _____, 20____.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By: _____
Deputy/Assistant