

'88 DEC 1 PM 10 27

DECLARATION OF COVENANTS AND RESTRICTIONS FORCAROLINA PINES WEST

THIS DECLARATION OF COVENANTS AND RESTRICTIONS, made this the 30 day of NOVEMBER, 1988, by William T. Jones and wife, Effie Jones, hereinafter referred to as "Declarants";

W I T N E S S E T H :

WHEREAS, the Declarants are the owners of all of the land shown on that certain plat entitled "Carolina Pines West" and of Plat Cabinet C, Page 60 D; and

WHEREAS, the Declarants intend to develop the lots shown on said plat according to a common plat or scheme of development so that the restrictions and declarations herein imposed shall inure to the benefit of each and every purchaser of lots shown on the aforesaid plat; and

WHEREAS, it is the purpose of the Declarants to declare and make known the covenants and restrictions to which the said property shall be subject;

Now, therefore, Declarants do hereby declare, make known and publish the following covenants and restrictions to run with the lands and the lots shown on the above-described plat, and said covenants and restrictions shall be binding on all parties, entities or person purchasing real property shown on the aforesaid plat or their heirs, successors, designates, assigns or any other person claiming under them, and a grantee of any deed conveying any real property shown on the aforesaid plat shall be deemed, by the acceptance of such deed, to have agreed to all such covenants and restrictions and to have agreed to observe, comply with and be bound by all such covenants and restrictions as follows:

(1) The term "lots" as used herein shall refer to the numbered lots shown on the aforesaid plat. Each and every lot shown on said plat shall be used for residential purposes only, and only to a one family residential structure shall be permitted. No lots or lands described in the aforesaid plat shall be used or occupied for the manufacture or sale of any articles or for any commercial purposes of any kind whatsoever, or for the conducting of any business; hotels, apartments, motels, rooming houses, and board houses are specifically forbidden. No residence shall be erected or maintained on any lot having less than one thousand (1,000) square feet of living area, exclusive of garages, breezeways and porches, and all plans and specifications for construction of any building on any lot shall be submitted to the declarant for approval prior to commencement of construction. Declarant shall review said plans and specifications to determine that such plans and specifications comply with the terms of these restrictive covenants.

(2) At no time shall any non-residential type structure, including but not limited to garages, barns, shacks, or out buildings be used either temporarily or permanently for residential purposes. Neither shall any tent, trailer, camper, recreations vehicles or mobile home be used either temporarily or permanently for any purpose upon the property described in the aforesaid plat, regardless of any modifications which have been made thereto.

(3) At no time shall any temporary structure be put,

(4) No animals or poultry, other than household pets, shall be kept on any lot.

(5) All wells and toilets and sewage units installed upon said property shall be in accordance with the rules and regulations of the North Carolina Department of Health and shall be located upon said lands in positions approved by the said Health Department. No outside toilets shall be permitted under any circumstances.

(6) No noxious or offensive activities shall be conducted upon any lot nor shall anything be done or permitted upon any lot which may become an annoyance or nuisance to the owners of other lots with the subdivision.

(7) No sign, billboard or advertising poster shall be permitted on any residential lot, except signs or notices offering the property for rent or for sale.

(8) An easement ten (10) feet in width along the front lines and eight (8) feet in width along the side and rear lines of each lot is reserved for utility lines in the event that the same shall become necessary.

(9) All buildings constructed on the property described in the aforesaid plat shall comply with the setbacks established by Dare County.

(10) No lot shall be subdivided, but two or more lots may be used as one building site.

(11) All installation of electric lines, telephone lines and other utilities shall be underground and installed in accordance with the requirements of each utility furnishing such service.

(12) Enforcement of these covenants, restrictions and declarations may be by the Declarants or by any owner of property subject to these covenants either for equitable restraint against the violations thereof, or at law for damages caused by any such violations, the invalidation of any one or more of the conditions and restrictions set out herein shall in no way effect any other such provisions, all of which shall remain in full force and effect.

(13) The foregoing covenants and restrictions shall run with the land and be binding upon all owners of lots shown on said plat until the 30 day of November, 2017, at which time the said conditions, reservations and restrictions shall automatically be extended for successive periods of ten (10) years each, unless or until cancelled or modified by instrument in writing signed by the record owners of a majority of the lots shown on said plat and admitted to record. The easements reserved herein shall be perpetual.

(14) The streets and roads in this subdivision are dedicated to public use. However, the maintenance will be the sole responsibility of the adjacent property owners until they are brought up to the standards of the North Carolina Department of Transportation and accepted. (Sec. 81-4, Dare County Subdivision Regulations and N. C. G. S. 136-102.6).

IN WITNESS WHEREOF, the Declarants have caused this instrument to be executed on the day and year first above written.

11/30/17
easement

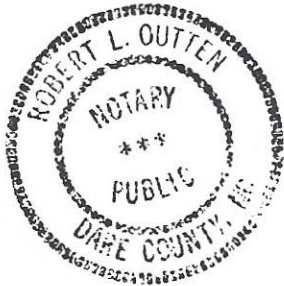
Maintenance:
Public use
not a new platted
Sld. what do they
Covenants say.
How does your new Sld rules
handle around state road
easement.

Effie L. Jones (SEAL)
EFFIE L. JONES

NORTH CAROLINA
DARE COUNTY

I, Robert L. Outten, A Notary Public for the
aforementioned State and County do hereby certify that
William T. Jones AND EFFIE L. JONES
personally appeared before me this day and acknowledged the
execution of the foregoing instrument.

This the 30 day of November, 1988.



Robert L. Outten
NOTARY PUBLIC
MY COMMISSION EXPIRES:
5-6-91

NORTH CAROLINA
COUNTY OF DARE

The foregoing certificate of Robert L. Outten
a Notary Public of Dare Co., NC
is certified to be correct. This instrument and this certificate are duly registered at th
date and time in the Book and Page shown on the first page hereof.

DORRIS A. FRY, REGISTER OF DEEDS

By Kanzella McMurran Assistant Register of Deeds