Covenants and Restrictions

Nags Head Acres Sections 2 - 7

- subdivision which is hereby specifically granted to the Owners ingress and egress, upon, across constructed on said shown on said subdivision plat is conveyance as is and assigns, and Declarant for specifically That water lines, and other utilities and improvements within said subdivision. companies the fee simple title to all streets and roads and the use subject necessary to the specifically 'n property. connection with and benefit to an easement for Such conveyance and on the roads in Town of Nags Head of themselves, reserved unto the Owners the purpose of making the maintenance for the purpose by Owners their heirs and said óf said 0f public shall
- g any kind shall be raised, bred, erected upon said any kind or character whatsoever, nor shall any advertising shall be any of the lots shown on the aforesaid plat. None than a of the lots numbered and shown on the used for manufacturing or sign advertising the lots; and no animals, or kept property for sale or rent, any commercial purposes for any commercial purpose livestock, aforesaid plat OT poultry of signs эq
- written consent of the Owners. with appurtenant garage. exclusively for residential purposes and a one-family residence All the shall be lots shown on the aforesaid plat shall be erected on the No lot may be resubdivided without lots shown on the aforesaid
- premises, evidenced by depreciation to the purchasers of this property from having undesirable architecture ъé permanent In order erected shall be including fencing, will require like the approved copy of the elevation plans left placed on abutting properties with consequent to preserve a desirable beauty and to possession of the whole, all approved by Owners elevation plans for Owners. Any additions to such in writing, additional approval buildings protec types in
- Head subject however building line said lots outbuildings No building or 10 to the front or street line shall be set forth and marked on the to the structure including porches, constructed closer setback restrictions of the to of said lots aforesaid map the garages, side lines Town than 0f or and Nags plat the

- orf a 01 the garbage accumulation are to 9 way within the subdivision. same All service utilities, fuel tanks, woodpiles, type and from size approved by the causing an unsightly view from any highway, street эq enclosed within a fence Owners so as to preclude trash and or wall
- Department, and no outside toilets permitted. lands Carolina 7. All toilet and in positions þе Department of Health, in accord with the rules and regulations sewage units installed upon said property approved by the Owners and shall be located upon said and said Health of the North
- materials or the convenience of workmen during the erection such temporary Ьe esidences erected or placed No trailer, tent, shack, upon said buildings as may lands on the lands within the or other temporary building shall be necessary for the subdivision, storage except o f
- leared destruction by fire or other casualty, maintained in a All buildings, and debris removed within 90 days from the date of structures suitable state and their appurtenances shall of repair; premises and in the are to be event such
- 10. patios, garages, unfinished areas than No premises may be built upon the property containing base 1,400 square feet of living dimensions of the residence. and other protrusions from area, exclusive of porches, 1es
- ment Act Regulations exterior ederal The rules foundation of all buildings shall siding material, or regulations prohibit or limited said enclosures. or where other municipal, county, state or except where Federal Emergency Managebe fully enclosed with
- surrounding structures and topography. harmony of external design and location in relation to end, desires to provide values (a) to any The Owner desires to provide of the subdivision dwelling to be and maintain certain standards constructed on and the lots contained therein with for the preservation of any lot, and SB to ţο
- dwelling, (d Unless addition or fence, wall, expressly authorized in writing by Owner, alteration of driveway, or other structure any existing dwelling, nor nor any no

plans and specifications specifications which discretion of purely aesthetic reasons which in the sole and uncontrolled desirable shall have the surrounding harmony of external design and location in relation to any submitted in duplicate to and approved in writing, as to the colors, location on site, driveway, parking, well, upon the clearing hereinafter such plans and specifications which are not suitable drain field, floor plan and elevation therefore (all of which shape, dimensions, any dwelling. the Owner lots, until plans and specifications therefore showing or site work shall be in the opinion of the structures the Owner shall be deemed sufficient; provided absolute and exclusive right to refuse to approve referred shall not are and topography, by the Owner. materials, to as the "Plans"), shall have been which previously have substantially similar refuse commence, Owner to approve basic for exterior erected or maintained any any reason, including plans been to any finishes septic tank approved other The Owner or

such expiration date, to change shown on said map herein referred to, parties, These conditions and restrictions shall be binding vote of extended for two successive periods which or T time said conditions and restrictions shall automatically or those claiming under them, until January the then owners of in part record of the conditions μ. C of a majority of is agreed, ten years each, and restrictions on or before ۳, the upon all 1992, unless lots

NORTH CAROLINA

DARE COUNTY

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page the Nags land Adams ĕ 뇌 R 95 Head shown THAT it's Richard Owners Public ρ WHEREAS Nags 9 Qu1ble ည are Reg1s Head Apri map Roger the 20 try Township 00 plat 1972 fee. Associ of. W Ç) Dare ent1 imple Adams and at w Dare Φ W ĊŤ duly County led owners 7 Engineers County "Nags recorded and Nor O 4 Head wife th that North and Caro t T Acres Surveyors Martha cortain Map Carol .ina Hook ina Mar located tract u U: dated O 'n

the and bene Č0 ald ò the the land make 1 plat; ċ end af of ahown known WHEREAS oresaid and that s d Š 9 the the d and рl th the coven ĊΩ at ō œ restr1 the a ac said Ö, an oresaid cording purpose 113 ctions Owners the and purchas qam 40 res of, here 1ntend β this ct コー common impos ers Ö Ë declaration to of eno ed scheme develop lots whi shal S of. 0 shul the inure ct land development 0 declare نبز land apply ghown ç HMOTE Ċ 0

to nun make ъе Ξ 11th binding known THÉREFORE the that land g 811 the shown the parties following said on the Owners and ဂ gem ovenants persons do hereinabove bу and this O laiming restrictions instrument designated under them declare arro pur

- Salu s Owners pose said g Owners maintenance improvements assigns arant οſ subdi shown necessary Ç, shall hall be a ingress addivision and lots g of said roads, water reconstructed on said possible specifically subjects and egress over, usion which is hereby stander than said subdivi spe the sald the ¢ O Ö use ific fee the subdivision se and leally Town of , water Tines, and on said property. Ily subject to an for benefit ţ the pu plat upon, access specifically vision. le $^{\rm of}$ purpose to 13 Head themselves all reser and an . Of essement for the control of the cont streets connection with other utilities Such conveyance ved ves, ...making unt their and for the cd. to Ö such the roads heirs the the conveyanc Owners roads rnd the and and and
- By-Pass, used for characte said be ra numbered a ign ommerc lots sed advertising 67 lots. manufacturing none of a what bred and Nag еp use Of. 30 on to or C for Lots ever the Head animals the kept No. 8 and accordance lots nor or O propert 8 for No shall any numbered 11vestock any commercial p commercial any for with 9, d and Jale 0 ad je the 0 wsno∀n on said j lal purposestofta tyertising signs used poultry existing purposes rent, be ltry of ar õ to s1gns \Box business regulátions any 9 O S. Highway plat shal any kind erected other any kind shall offlee thall of cal 01 than 01 01, 158 851

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- poses; she without afore shown out the and Except ~ on ald ပ Wri onept_as plat -family : en shal cons residence only said plat. No sent of the Own Corth n U ed Sect exc 0wne lus Ų 9 sively shall lot ma; may y be or o ō eréc resi ted subd lots. g ial Show the nug 0
- depreciatic be creeted denced by t permanent p ture tion ure placed on abutt.

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 por the approved copy possession of the fencing, will requ to preserve a desirabl property from having d on abutting propertie whole, all elevation c approved by the Ownerved copy of the elevation properties with the conseproved by the Owners in writing, at copy of the elevation plans left in the Owners. Any additions to such require like additional appropriate constructors. nd to per conse such vál. and 'n ings equen premi the
- outbulldings and lots or building line dxcept that t or line building or structure incress shall be constructed clare to the front or street incress forth and marked up the building line shall in including closer to et line of d upon the li not appl porches, the side lots said lots aforesaid garag lines than map ထဝ္ပ that Ιď Ġ
- of a t type o from withir garbage and size G the burthe to the burthe accumulation are to accumulation are to an unsightly an unsightly and the total to the total to the total t tes, the Owners so view from any fuel tanks woodpiles a within a fe to precon the highway, a fence recluda strea and 0 ct trash or the ¥ B
- Cardina In pos . I na be in accord with the rules and real Department of Health, and shall stillons approved by the Owners and outside tollets permitted. stalled upo egulations | be locateo upon o. sac ed lth n Departme ۳, ருற் he property North \exists land
- be erected or p such temporary materials or th or the nodn trailer placed on the l placed on the l buildings as m he convenience in said lands. tent, a nt, shack or other tem
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 s as may be necessary
 tence of workmen durin temporary building she subdivision, exceing for the storage ouring the erection of
- dog debris All alned alned to the control of th removed bulldings, in a . ings, stru suitable e or other within 90 0 **C**2 ure cate casua) days 50 ty Tro ro ∄ • cpair prem. the (and Lses datr i in are of such the 0 event of be cleared casualty. all oi'
- For same purposes as Preliminary Plat of is located within the division designated designated on said p right of way of Adams Lane, except Lot No. 8, for the purpose their absolute discretion, convey said lands to any governme or municipal body or property owners association for the color such beautification area or may retain title thereto as their absolute discretion may determine. The Owners retain for same purposes as set forth above of that oval area shown Preliminary Flat of its entire subdivision, which said oval is located within the right of way of the entrance to said affirmation designated as "Adams Lane", and the title to that a first on designated as "Adams Lane", and the title to that a set of the continuous plat 0 to between the I way of Adam Owners r plat South reserve ay 158 B ψ line designated Note the y-Pa itle hown on that on the said Ö e af pla the ŏ aforesa lat and retain t purpose shown rnmental continu they n tit: adjaarea dem 'n
- bullding, porch, cl of any kind except area and plant shru beautification area nworks on upon which sald shrubbery in su area, title to on c lothes that and uesignated purchaser mat a purchaser mat a purchaser mat a purchase a purchas n such an to whic ed as inay correction 150 0 ាឧន as 2, 3, fruct been landscape the same ct any struction ; eas ret any of pe said 1: e adjoins tained by it is an urea outstructure
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such in w ье by hown 13. These parties, c extended vote of t whole expiration g said S S These Ľ, for ro map here on date, n part. or those then conditions OMT herein conditions owners successive referred and and record restrictions under periods der them, restrict; ţ condit Öf ω majority lons ions unt1 shall agreed shall and January of +1 restrictions on birding automatical the before lots unless upon 1992 1

Adams, first above have WITNESS written hereunto WHEREOF set Roger their Ш hands Adams, and c, seals Н, and this wife, day Martha and year Marte

Martha Marie Adams (SLAL) (SEAL)

NORTH CAROLINA

DARE COUNTY

1972 wife, and W1tness county acknowledged <u>1</u>—1 Martha and Sarah hand state Mar1e 뾔 and the Cole ďο Adams notarial due hereby execution personally certify seal ထ Notary this of that appeared th Public Ö 4th Roge ľo Soing before of day \overline{w} the Adams or. instrument He aforesaid Augus this Jr. and day

NOTARIAL

3 SEAL

Notary

My commission ехр ires:

<u>"....July</u> 1975

NORTH CAROLINA

DARE COUNTY

a Notary The foregoing y Public of certificate of Dare County of, ٠ Sarah F. Cole North Carolina, L. certif led Ç

1972, at 2 ted registration o'clock p əBed this 14th _day re y of corded August in th orrice

Register 0 Deeds

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