

BM 3/19/76

DECLARATION OF PROTECTIVE COVENANTS
BLOCKS 140, 140A, 150, 150A
(SOUNDSIDE)

KITTY HAWK LAND COMPANY, INC.

Recorded in Book X, Pages ~~73-74~~
153 471

1. An easement for the purpose of construction and maintenance of public utilities is retained by Declarant over this property in the 10 feet abutting the street or road and in the 10 feet at the rear of said lots. An easement for the passage of construction and dirt moving equipment engaged in clearing out possible accumulations of sediment in the mouth of the lagoon is reserved in the 15 feet abutting on said lagoon.
2. In order to preserve a uniformity of beauty and to protect purchasers of this property from having undesirable types of architecture placed on abutting properties with the consequent depreciation to the whole, all elevation plans to be erected on the property above designated shall be approved by the vendor's architect.
3. All toilets and sewage units installed upon the property shall be constructed in compliance with the plans and regulations of the North Carolina Department of Health and no outside toilets are permitted thereon.
4. No more than one dwelling shall be constructed on each lot, but one boathouse may be built in addition thereto.
5. No commercial signs and no trailers, tents, camps, livestock, poultry or other animals other than household pets may be maintained on any of the property herein designated.
6. No building is to be constructed closer than 25 feet from any street or roadway nor closer than 10 feet from the side lines thereof.
7. In order to preserve an attractive development and to mutually protect the owners of property in this development from unsightly and undesirable conditions existing upon neighboring properties, each owner of property within this development shall be required to keep his property free and clear of weeds, undergrowth or other unsightly conditions. Upon the failure of the owner to comply with this requirement at least once each year Declarant reserves the right, at its option, within two weeks after written notice has been mailed to the owner's last known address, to clean off said property, the expense of which shall constitute a lien thereon, enforceable in the same manner as the lien of a mortgage or deed of trust.
8. A joint easement is hereby established over and upon the westerly 30 feet of lots 1 to 5, inclusive in block 150, and the easterly 30 feet of lots 1 to 6, inclusive, of block 140, the same being the rear 30 feet of said lots as indicated on said plat, which easement is for the perpetual, sole and exclusive use of the owners of said lots in providing private access for said owners to the boat launching area at the north end of the lagoon which is located between Blocks 140A and 150A, which lagoon abuts on the south side of Blocks 140 and 150.