

Unofficial Document

NORTH CAROLINA  
RICHMOND COUNTY

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RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS that David L. Jenkins and wife, Barbara W. Jenkins, owners and developers of HIDDEN VALLEY SUBDIVISION, do hereby covenant and agree to and with all persons, firms, or corporations now owning or hereafter acquiring lots in said Subdivision, which lots are shown on a plat recorded in the office of the Register of Deeds for Richmond County, North Carolina, in Slide 5-67 PART H, that said lots are hereby subjected to the following restrictions as to the use thereof, running with said property and by whomsoever owned to wit:

1. These restrictions shall apply to all of the lots in HIDDEN VALLEY SUBDIVISION as shown on said plat.
2. All of the lots in this Subdivision are restricted to use for residential purposes only and no commercial building shall be erected, placed or permitted to remain on any lot and no trailers or mobile homes shall be permitted or placed on any lot. Not more than one outbuilding in addition to a dwelling shall be erected on any lot and such outbuilding shall be constructed so as to be in harmony with the dwelling constructed on said lot. No more than one single-family dwelling shall be erected on any lot which dwelling shall not exceed two stories in height.
3. No dwelling shall be constructed on a lot which shall contain less than 1550 square feet of heated area.
4. No lot shall be divided into a smaller lot.
5. No cows, goats, fowl, swine, or poultry may be kept on any lot except that not more than two (2) dogs or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purposes.
6. No individual sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with standards and requirements which are substantial or equal to or exceed the minimum requirements for such systems as issued by the North Carolina State Board of Health and/or the Federal Housing Administration in connection with the issuance of mortgage covering property in this State and in effect on the date such system is constructed. Approval of such system shall be obtained from the Health authority having jurisdiction.
7. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may become a nuisance or any annoyance to the neighborhood. No truck or vehicle in excess of a one-ton load capacity shall be parked or permitted to remain on any lot.
8. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently, other than buildings used in the process of construction.
9. No lot shall be used or maintained as a dumping ground for rubbish, trash, or garbage, and all waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.
10. No sign boards of any description shall be displayed on any lot, with the exception of the sign "For Rent" or "For Sale", which sign shall not exceed two (2) feet in size.
11. These covenants are to run with the lot to which they are applicable and shall be binding on all parties and all persons claiming under them for a period of fifteen (15) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive years of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.