

Drafted by WJW for - Box

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NORTH CAROLINA

FORSYTH COUNTY

DECLARATION OF RESTRICTIVE COVENANTS
OF
CARROLL ESTATES

L & H LAND COMPANY, a partnership of Winston-Salem, Forsyth County, North Carolina, being the owner of the hereinafter described real estate, does hereby impose the following restrictive covenants and conditions upon the said real estate, more particularly described as follows:

BEING KNOWN and designated as all lots in CARROLL ESTATES, as recorded in Plat Book 24 at page 102 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

And the said L & H Land Company, a partnership, does hereby covenant and agree with all the subsequent owners of any of said lots that any conveyance of any of the lots above referred to made subsequent to this date shall be governed by and subject to the following restrictions and conditions:

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one single-family residence and its customary accessory buildings and uses. No house or other structure shall be moved on any lot in this development from any other lot.
2. No residence shall be erected on less than one lot and no lot shown on the recorded plat shall be subdivided, except that two owners may sub-divide a lot between them, but only one residence shall be built on the combined original and the subdivided portion of any lot.
3. No single-family dwelling shall be built, erected, altered, or used unless it shall contain at least one thousand (1,000) square feet of floor space in the main body of the house if the structure is a one-story building, or at least one thousand five hundred (1,500) square feet of floor space in the main body of the house if the structure is a two-story building, exclusive of basements, garages, porches, breezeways, stoops and terraces. For the purpose of this paragraph, a split-level house shall be considered a one-story building. Said measurements are to be measured from the outside wall lines.
4. No building or part of a building other than steps, overhanging eaves or cornices shall extend nearer to the front property line than fifty (50) feet. No dwelling shall be placed closer to a side lot line than ten (10) feet and no closer to the rear lot line than seventy-five (75) feet.
5. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on this property at any time as a temporary residence.
6. No swine, cattle or fowl shall be kept on the premises and no enclosure for swine or cattle or fowl shall be erected or maintained on the land hereby conveyed.

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7. Any of the foregoing conditions and restrictions or building set-back line as shown on the recorded map of Carroll Estates may be removed, modified or changed by the written consent of L & H Land Company, 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 L & H Land Company.

It is further agreed that the above covenants and conditions shall be covenants running with the land.

IN TESTIMONY WHEREOF, L & H Land Company, a partnership, has caused this Declaration of Restrictive Covenants to be executed on its behalf through its General Partners, E. L. Hall and D. E. Carroll, and has adopted the seals of its partners as its seal, this 11th day of March, 1971.

L & H LAND COMPANY

By: E. L. Hall (SEAL)
General Partner

By: D. E. Carroll (SEAL)
General Partner

NORTH CAROLINA

FORSYTH COUNTY

I, Sue H. Smith, a Notary Public of Forsyth County, North Carolina, do hereby certify that E. L. HALL and D. E. CARROLL, general partners of L & H LAND COMPANY, a partnership, each personally appeared before me this day and acknowledged the due execution of the foregoing Declaration of Restrictive Covenants of Carroll Estates.

Witness my hand and notarial seal this the 11th day of March, 1971.

Sue H. Smith
Notary Public

My commission expires:
March 27, 1971

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of Sue H. Smith, N.P.
Forsyth County (here give name and official title of the officer signing the certificate, passed upon)

is (are) certified to be correct. This 11th day of March, 19 71.

Probate fee 50¢ paid.

Eunice Ayers, Register of Deeds

By: Ruth Barrow Deputy-Assistant

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EUNICE AYERS
REGISTER OF DEEDS
FORSYTH CTY., N.C.
P.B. \$3.00 pd

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