

State of North Carolina

County of Wake

**PROTECTIVE COVENANTS**

**For Minor Limited Subdivision Robertson Place, G.P.**

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NORTH CAROLINA  
WAKE COUNTY

PROTECTIVE COVENANTS  
for Minor Limited Subdivision for  
Robertson Place, G.P.  
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KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owner of all the tracts shown on a map entitled "Minor Limited Subdivision Survey for Robertson Place, G.P." recorded in Book of Maps 2022 Page \_\_\_\_\_, Wake County Registry declares that the above described real property located in Bartons Creek Township, Wake County, North Carolina is and shall be held, transferred and conveyed subject to the following Protective Covenants:

ARTICLE I

All lots shall be used for residential purposes as defined by the Wake County zoning code.

ARTICLE II

Prior to the construction of any dwelling or structure, all plan and specifications depicting design, materials, location on lot and landscaping of the proposed dwelling or structure shall be give to Wayne Bailey or Assign for approval. Failure of Wayne Bailey or Assign to accept a plan within thirty (30) days after receipt-In-writing of plan shall constitute a rejection of said plan. Antennae must also be approved by Wayne Bailey or Assign. Dwelling house heated square footage to be at least 2100 square feet.

ARTICLE III

No structure of a temporary character such as tent, shack, camper, basement or trailer shall be used n any tract as a residence, temporarily or permanently. No mobile homes shall be allowed.

ARTICLE IV

No shooting of firearms for the purposes of hunting, target practice or testing of firearms shall be allowed on the property.

ARTICLE V

No noxious or offensive trade or activity shall be carried on upon the property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No trade materials, trade inventories, junked cars or objects shall be regularly stored/parked on the property.

ARTICLE VI

No more than two large dogs or animals shall be raised, bred or kept on the property. A few chickens or fowl (less than 10) may be maintained on the property. There shall be no kennels or commercial raising of animals or fowl. Owners shall keep all animals, pets, fowl confined and will ensure that they are not a nuisance to other property owners. Coups and penned areas shall be kept clean.

ARTICLE VII

Each owner shall maintain buildings on his lot in a neat and pleasing manner and shall keep lot free of dead trees, bushes and rubbish.

ARTICLE VIII

No 18-wheel tractors or trailers, or heavy construction equipment shall be parked on the property or private road.

ARTICLE IX

No more than 50% of the mature trees on the property shall be removed. Trees on property lines shall not be removed except for utility installation.

ARTICLE X

Five feet of space along each sideline and ten feet of space along front and backlines may be used for utility installation.

ARTICLE XI

All garbage shall be stored in receptacles out of sight of street and shall be screened.

ARTICLE XII

The Declarant hereby reserves the right to subject other real property to this Declaration. Such additional property must be contiguous to some portion of the property already subject to this Declaration. A supplemental Declaration shall be effective upon recordation in Wake County, North Carolina Registry and shall incorporate the provisions of this Declaration either by reference to or by fully setting out the provisions hereof.

THESE COVENANTS AND RESTRICTIONS are to run with the land and shall be binding on all parties and all person subject to them for a period of twenty years from the date the Covenants are recorded and said Covenants shall be extended for successive periods of ten years, unless an instrument signed by a majority of the owner of the lots has been recorded, said instrument agreeing to change the covenants in whole or in part.

ROBERTSON PLACE,  
A North Carolina General Partnership

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Timothy B. Keith  
Manager Partner