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Fee Amt: \$26.00 Page 1 of 3
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1936 PG 675-677

Prepared by and hold for: Nathan M. Garren

STATE OF NORTH CAROLINA

ROAD MAINTENANCE DECLARATION

COUNTY OF GRANVILLE

THIS ROAD MAINTENANCE DECLARATION is made this the 9th day
of December, 2022 by Julie Wright and John U. Tate (the "Declarants").
WU January

WITNESSETH:

WHEREAS the Declarants holds title to that certain tract of land, containing 82.831 acres, more or less, as shown on plat and survey prepared by Charles E. Thompson, Jr., Professional Land Surveyor, dated September 26, 2022, and recorded in Plat Book 51, Page 159, Granville County Registry (the "Tract"); and

WHEREAS the Tract has access from Old NC 75 (N. C. S. R. 1004) by, through and over a sixty (60) foot right of way as the same is reflected on said plat and commonly referred to as Rivers Edge Road; and

WHEREAS River Edge Road is intended to be a public road but until such time that the State of North Carolina adopts the roadway as part of the State Road System it is subject to a certain road maintenance agreement that was established by a judgment entered in Hunter Harris, et. al. v. Adele Townsend, et. al., File Number 89 CVS 94, Granville County Office of the Clerk of Superior Court (the "Judgment"). A certified copy of the Judgment is recorded in Book 1200, Page 405, Granville County Registry. The terms and provisions of the Judgment are incorporated herein as if fully set forth; and

WHEREAS the Declarants intend to subdivide their Tract into smaller acreage tracts for residential purposes which shall have access to Old NC 75 by, through and over Rivers Edge Road (the "Subdivided Tracts"); and

WHEREAS the Declarants desire to provide for the maintenance and repair of River Edge Road pursuant to the terms and provisions of the road maintenance agreement established by the Judgment (.

NOW, THEREFORE, the Declarants for themselves, their heirs, successors, and assigns, do declare as follows:

The Subdivided Tracts shall be subject to the covenants contained herein and said covenants shall run with the land and be binding upon the Owners, their heirs, successors and assigns of the Subdivided Tracts.

The Owners of the Subdivided Tracts shall share collectively in one third of the cost of the maintenance and repair of River Edge Road pursuant to the terms and provisions of the established road maintenance agreement.

Each of the Owners shall pay within thirty days of assessment their share of any costs associated with the maintenance and repair of Rivers Edge Road.

Notwithstanding, any damage to Rivers Edge Road caused solely by new construction on a Subdivided Tract shall be the responsibility of the Owner of that Subdivided Tract of the Owner's contractor.

IN WITNESS WHEREOF, the Declarants have caused this instrument to be signed in their corporate names by their duly authorized officers the day and year first above written.

Julie Wright (SEAL)
Julie Wright

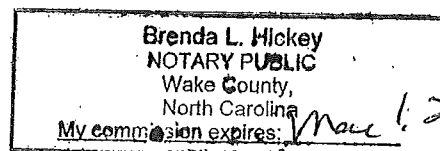
John Tate (SEAL)
John Tate

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Brenda L. Hickey, a Notary Public of the County and State aforesaid, certify that Julie Wright personally appeared before me this day and acknowledged that she executed the foregoing instrument. Witness my hand and official stamp or seal, this 9th day of December, 2022. JANUARY 2023

Brenda L. Hickey
Notary Public

My Commission Expires: May 1, 2024



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Mail After Recording to:
Julie Wright
10931 Strickland Rd, Suite 111
Raleigh, NC 27615


Doc ID: 003742190002 Type: CRP
Recorded: 02/09/2023 at 02:00:09 PM
Fee Amt: \$51.00 Page 1 of 2
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK **1936** PG **680-681**

THIS DECLARATION OF RESTRICTIVE COVENANTS made this 9th day of January, 2023, by Julie Wright and John Tate (hereinafter called collectively "Declarants").

WHEREAS, DECLARANTS are owners of the real property described below and are desirous of subjecting said real property to the Protective Covenants hereinafter set below.

Being lands shown in Book 52, Page 18, Lots 1 through 6 and Lot 8 recorded in the Granville County Registry.

NOW, THEREFORE, DECLARANT does hereby declare that the above described real property located in Granville County, North Carolina is and shall be held, transferred, sold and conveyed subject to the following Protective Covenants:

1. No mobile homes shall be permitted single or double-wide. House plans for houses to be placed on tracts to be approved by Julie Wright or John Tate prior to construction. Approval to be given within 30 days of submission.
2. No structure of temporary character such as a tent, shack or camper unit shall be used as a dwelling.
3. All animals and fowl shall be confined to owners' property. All pens or housing for any animals or fowl shall be regularly cleaned. There shall be no odor or disruptive noise from animals or fowl. No kennels allowed. No large-scale commercial raising of animals or fowl. No animals of an aggressive nature shall be allowed.
4. No junked or disabled automobiles shall be allowed to remain on any lot. No junkyards or junked materials allowed.
5. No communications towers shall be allowed except with written permission of Declarants.
6. All garbage shall be stored in receptacles which are picked up and disposed of weekly. No building materials or other materials which may be obnoxious or dangerous allowed to be buried on the property.
7. No loud obnoxious or offensive activity shall be carried on upon any lot, nor shall anything be done to become an annoyance or nuisance to the property owners.

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Lauren L. Key, a Notary Public of the County and State aforesaid, certify that John U. Tate personally appeared before me this day and acknowledged that she executed the foregoing instrument. Witness my hand and official stamp or seal, this 1st day of ~~December, 2022.~~ January 2023.

My Commission Expires: July 11th 2027

