

CONCRETE
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NORTH CAROLINA

IREDELL COUNTY

BOOK 392 PAGE 15

PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT SPRING ACRES, INC. ARE THE OWNERS OF A CERTAIN BOUNDARY OF LAND SITUATED IN DAVIDSON TOWNSHIP, COUNTY OF IREDELL, AND STATE OF NORTH CAROLINA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS NOS. ONE (1) THROUGH SIXTEEN (16) OF THE SPRING ACRES DEVELOPMENT AS THE SAME IS PLATTED, PLANNED AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN PLAT BOOK 2, PAGE 20; AND

WHEREAS, SAID OWNERS DESIRE TO RESTRICT THE LOTS SOLD FROM SAID SUBDIVISION FROM AND AFTER THE DATE OF THE FILING OF THIS INSTRUMENT FOR REGISTRATION IN THE OFFICE OF THE REGISTER OF DEEDS OF IREDELL COUNTY, NORTH CAROLINA;

NOW, THEREFORE, THE SAID OWNERS, FOR THE REASONS HEREIN SET FORTH, DO HEREBY COVENANT AND AGREE TO AND WITH ALL PERSONS, FIRMS AND CORPORATION HEREAFTER ACQUIRING ANY PROPERTY HEREINABOVE DESCRIBED, THAT ALL OF SAID LOTS ARE HEREBY SUBJECTED TO THE FOLLOWING RESTRICTIONS;

1. NO BUILDING SHALL BE ERECTED; ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN THE FOLLOWING:

(A) ONE (1) DETACHED SINGLE FAMILY DWELLING, NOT TO EXCEED TWO STORIES IN HEIGHT, NOT INCLUDING BASEMENT, INCLUDING SINGLE FAMILY BOMB SHELTER.

(B) ONE (1) PRIVATE GARAGE, FOR NOT MORE THAN TWO AUTOMOBILES.

(C) ONE (1) PUMP HOUSE OF A SIZE NO LARGER THAN REASONABLE NECESSARY TO CONTAIN ONE WELL PUMP.

(D) ONE BOATHOUSE FOR NOT MORE THAN TWO BOATS.

2. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC ON ANY LOT EXCEPT A PROFESSIONAL SIGN OF NOT MORE THAN ONE (1) FOOT SQUARE; A SIGN INDICATING THE NAME THE OWNER HAS SELECTED FOR HIS PROPERTY AND THE NAME OF THE OWNERS OF NOT MORE THAN ONE (1) FOOT SQUARE; REAL ESTATE AGENT'S "FOR SALE" SIGNS OF MODERATE SIZE; OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.

3. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR COMMERCIAL PURPOSE. NO ANIMALS OR PETS SHALL BE KEPT IN SUCH NUMBER OR IN SUCH MANNER AS THE SAME SHALL CONSTITUTE A NUISANCE.

4. NO LOTS SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE, NOR SHALL WASTE BE KEPT, EXCEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.

5. 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 SET BY THE DULY CONSTITUTED HEALTH AUTHORITIES OF THE

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