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COUNTY OF IREDELL AND THE STATE OF NORTH CAROLINA. APPROVAL OF SUCH SYSTEM SHALL BE OBTAINED FROM THE HEALTH AUTHORITY HAVING JURISDICTION. NO OUTSIDE PRIVY SHALL BE INSTALLED IN ANY EVENT.

6. NO DWELLING SHALL BE PERMITTED ON ANY LOT AT A COST OF LESS THAN \$8,000.00 BASED UPON COST LEVELS PREVAILING ON THE DATE THESE COVENANTS ARE RECORDED. IT BEING THE INTENTION AND PURPOSE OF THIS COVENANT TO ASSURE THAT ALL DWELLINGS SHALL BE A QUALITY WORKMANSHIP; THAT ALL MATERIALS SHALL BE SUBSTANTIALLY THE SAME OR BETTER THAN THAT WHICH CAN BE PRODUCED ON THE DATE THESE COVENANTS ARE RECORDED AT THE MINIMUM COST STATED HEREIN FOR THE MINIMUM PERMITTED DWELLING SIZE. THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 1,000 SQUARE FEET FOR A ONE STORY DWELLING, OR A 1-1/2 STORY DWELLING, NOR LESS THAN 750 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY. ALL IMPROVEMENTS ERECTED ON EACH LOT SHALL FULLY COMPLY WITH THE BUILDING CODE OF THE GOVERNING BODY HAVING JURISDICTION, INCLUDING THE COUNTY OF IREDELL AND THE STATE OF NORTH CAROLINA.

7. NO BOUNDARY LINES OR LOTS AS SHOWN ON THE ABOVE INDICATED PLAT MAY BE CHANGES OR ALTERED FOR ANY PURPOSE EXCEPT TO INCREASE THE SIZE OF THE TWO ADJOINING LOTS.

8. NO DWELLING HOUSE SHALL BE LOCATED NEARER THAN 25 FEET TO SPRING VALLEY ROAD OR TROLLINGWOOD LANE, NOR SHALL ANY DWELLING HOUSE BE ERECTED OR PLACED ON ANY LOT CLOSER THAN 15 FEET TO ANY SIDE LOT LINE. BOATHOUSES, PUMP HOUSES, AND DOCKS MAY BE BUILT UP TO THE SIDE BOUNDARY LINE IN ORDER TO ENCOURAGE AND FACILITATE THE ECONOMICAL CONSTRUCTION OF SUCH STRUCTURES IN COMMON WITH ADJOINING PROPERTY OWNERS.

9. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND OTHER FACILITIES ARE RESERVED FOR THE USE OF ALL LOTS AFFECTED HEREBY OVER THE REAR FIVE FEET OF EACH LOT WHERE IT ADJOINS SPRING VALLEY OR TROLLINGWOOD LANE.

10. NO OBNOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME ANY ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

11. NO STRUCTURE OF A TEMPORARY NATURE, TRAILER, BASEMENT, TENT, SHACK, BARN OR OTHER OUTBUILDINGS OR GARAGE APARTMENT SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY, EXCEPT SUCH GARAGE APARTMENT OR APARTMENT CONSTRUCTED AS A PART OF A BOATHOUSE AS MAY BE USED AS SEPARATE QUEST QUARTERS OR AS SERVANTS' QUARTERS.

12. NO BUILDINGS, OR OTHER STRUCTURES OF ANY KIND, SHALL BE ERECTED, PLACED, OR ALTERED ON ANY LOT UNTIL THE CONSTRUCTION PLANS AND SPECIFICATIONS AND PLANS SHOWING THE LOCATION OF THE STRUCTURE HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO QUALITY OF WORKMANSHIP, MATERIALS, HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURE, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISHED GRADE ELEVATION. APPROVAL SHALL BE GRANTED IN WRITING BY THE BOARD OF DIRECTORS OF SPRING ACRES, INC. NEITHER THE MEMBERS OF THE COMMITTEE, NOR ITS DESIGNATED REPRESENTATIVE, SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT. AT ANY TIME, THE THEN RECORD OWNERS OF A MAJORITY OF THE LOTS IN SPRING ACRES, INC. SHALL HAVE POWER, THROUGH A DULY RECORDED WRITTEN INSTRUMENT, TO CHANGE THE MEMBERSHIP OF THE COMMITTEE OR TO WITHDRAW FROM THE COMMITTEE OR TO RESTORE TO IT ANY OF ITS POWERS AND DUTIES.

13. THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF 25 YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AND AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED AGREEING TO CHANGE SUCH COVENANTS IN WHOLE OR IN PART.

14. ENFORCEMENT SHALL BE BY PROCEEDING AT LAW OR IN

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