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Fee Amt: \$26.00 Page 1 of 3
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK **1954** PG **648-650**

**RESTRICTIVE COVENANTS
MINOR SUBDIVISION FOR
JSW PARTNERS, G.P.**

**STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE**

WHEREAS, OWNER is the owner of the real property described below and is desirous of subjecting said real property to the Protective Covenants hereinafter set forth.

Being lots 1A and 3A recorded in Book of Maps 51 Page 196 Granville County Registry and being Lots 1, 3, 4 recorded in Book 52 Page 37.

NOW, THEREFORE, OWNER 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 these Protective Covenants.

1. All lots shall be used for residential purposes as defined by Granville County zoning code, however, the developers reserve the right to use a lot they own or any portion thereof as a well lot or access lot.
2. Prior to construction, the complete set of plans and specifications for any dwelling, building, fencing, mailbox driveway to be placed on any lot; which plans and specifications will include design, materials, location on lot, and landscaping plan shall be given to Julie Wright, or assign for approval. A hard surface driveway is required for each lot from a public road to dwelling. Failure of Julie Wright or assign to reject the plan within forty-five (45) days after submission to her in writing shall constitute approval. Owners shall be responsible for all driveways being constructed to North Carolina Department of Transportation specifications.
3. No animals of any kind shall be kept on any lot except those household animals normally found in a residential neighborhood. Any pens or housing used by animals shall be regularly cleaned. Approved animals shall be penned and shall not be allowed to roam. There shall be no commercial raising of animals. No more than two (2) animals of a large canine specie shall be allowed. No animals of a known aggressive specie shall be allowed.

4. No junked or disabled automobiles shall be allowed to remain on any lot. No large scale trade inventories. No boats, campers, or motor homes shall be allowed to be kept in the front yard.
5. Each owner shall maintain all buildings on his lot in a neat and pleasing manner and shall keep the lot free and clear of all tall grass, unsightly undergrowth, dead trees and bushes, trash and rubbish. Signs of size greater than 24" x 24" shall not be permitted on these lots.
6. No obnoxious or offensive activity shall be carried on upon any lot, nor shall anything be done to become an annoyance or nuisance to the adjoining property owners in the subdivision. No load prolonged or offensive noises shall be allowed nor the discharge of firearms.
7. No mobile homes of any type may be placed on any lot for whatever purposes and no incomplete structures, trailers, tents, or camper units shall be used as a residence on these lots.
8. All garbage shall be stored in receptacles which are picked up and disposed of weekly. Receptacles shall be placed out of sight of the street and shall be screened. All propane, oil and other storage tanks shall be located underground.
9. Five (5) feet of space of each lot adjoining the sidelines and ten (10) feet of space adjoining the rear lines of all lots shall be reserved for utility easements unless this provision waived by the Declarant.
10. Existing trees shall be left uncut for fifteen (15) feet on sidelines and backlines except for reasons of utility installation, disease of trees or fall impact danger.
11. All utility lines extending from the public road to a dwelling site shall be routed underground.
12. During construction of the dwelling or during construction of any other approved structures, any damage caused by such construction to other lots by the owner or his sub-contractors shall be the responsibility of the owners. During construction, there shall be a gravel area at the entrance to each lot. The purpose of this gravel area is to prevent mud and other debris from being tracked into the street.

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. Afterwhich, said covenants shall automatically be extended for successive periods of ten years, unless an instrument in writing signed by a majority of the then owners of the lots has been recorded, said instrument stating that the covenants are changed in whole or in part.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

JSW Partners, GP
Entity Name

By Julianna O. Wright (SEAL)

Title General Partner

By _____ (SEAL)

Title _____

By _____ (SEAL)

Title _____

State of North Carolina – County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____
personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein
expressed.

Witness my hand and Notarial stamp or seal this _____ day of _____
My Commission Expires: _____
Notary Public

State of North Carolina – County of Granville

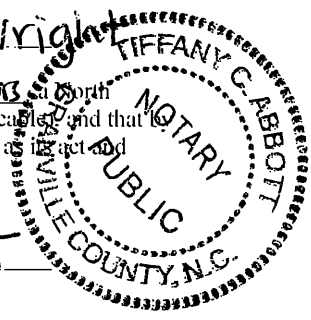
I, the undersigned Notary Public of the County and State aforesaid, certify that Julianna O. Wright

personally appeared before me this day and acknowledged that she is the General Partner of JSW Partners, GP North
Carolina ~~corporation/limited liability company / general partnership/limited partnership~~ (strike through inapplicable) and that she
authority duly given and as the act of such entity, they signed the foregoing instrument in its name on its behalf as its act and
deed.

Witness my hand and Notarial stamp or seal this 18th day of July, 20 23.

My Commission Expires: 7.29.23

Tiffany C. Abbott
Notary Public



State of North Carolina – County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____
Personally appeared before me this day and acknowledged the due execution of the
foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this _____ day of _____ 20 _____

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page
shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant – Register of Deeds