

DECLARATIONS OF RESTRICTIONS
AND EASEMENTS

02615

KNOW ALL MEN BY THESE PRESENTS:

THAT Tarheel Wood Treating Company, Inc., a North Carolina Corporation, is the owner of all that certain parcel of land described as BIG WOODS HILLS, Section I, as depicted in Plat Slide 88-150, Chatham County Registry; and

WHEREAS, the property is intended for dwelling sites, and the Declarants hereof desire and intend that the several purchasers, owners, and mortgagees thereof, and all persons acquiring any interest therein, now or hereafter, shall at all times enjoy the benefits of and shall hold their individual parcels subject to the rights, easements, privileges, burdens, and uses hereinafter set forth; and

WHEREAS, Declarants desire to provide for adequate maintenance of the road easements running through the properties;

NOW THEREFORE, Declarants do hereby declare, covenant, and agree that the following rights, easements, burdens, covenants, uses and all privileges shall and do exist at all times hereafter among the several persons, firms, corporations, or other legal entities who may acquire title, own, purchase or mortgage all or any portion of the property depicted in Plat Slide 88-150, Chatham County Registry, in the manner and to the extent set forth herein; and the declarations and restrictions contained herein shall be easements appurtenant to and running with the land, binding upon and inuring to the benefit of the undersigned, all their grantees, and their respective heirs, successors, personal representatives or assigns and each and every person owning or having an interest in any of said property as follows:

1. Use of Property. Except as provided herein only one single family residence may be constructed on any tract. Trailers and double-wides shall not be permitted to be set up on the property. Apartments for relatives or domestic servants shall be permitted if attached to the principal residential structure or if incorporated into a detached garage. The property herein covenanted may be subdivided provided that resulting lots contain a minimum of three (3) acres and provided that the subdivision is performed in accordance with the Chatham County Subdivision Ordinances and approved by the appropriate governmental authorities.

2. Residential Activity. All tracts and any buildings constructed thereon shall be used for residential purposes, and shall not at any time be used for purposes of industry or manufacturing. This shall not preclude a professional from an office in his home or crafts. Subject to the other terms and conditions contained within these restrictions, agrarian and horse related activities shall be permitted. Commercial hog or chicken farming shall not be permitted.

3. Setback and Clearing. No dwelling or structure of any type whatsoever shall be located on any building lot or site nearer to the front property line than fifty (50) feet or nearer to the side or rear property line than thirty-five (35) feet. No more than 2½ acres in five shall be cleared. No clearing shall be allowed within fifty (50) feet of any road easement. Reasonable clearing for construction and maintenance of structures shall be permitted.

4. Square Footage. No single family principal dwelling shall be built, erected, altered or used unless the main body of the structure, exclusive of garages, porches, breezeways, stoops and terraces shall contain at least 1,350 square feet of floor space. The ground floor area of the main residential structure shall not contain less than 900 square feet. No residential structure shall exceed two and one-half (2½) stories. Measurement for computing floor space shall be made from outside wall lines.

Prepared by and return to: Michael C. Smith, Attorney, 533 Ellynn Dr.,
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