

## DRAFT COVENANTS – RECORD PRIOR TO CLOSE

NORTH CAROLINA  
FRANKLIN COUNTY

PROTECTIVE COVENANTS  
for Bailey Land Company INC  
Book of Maps 2021  
Page 435  
Lots 1,2.

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owner of **Lot 1** and **Lot 2** shown on a map entitled “**Minor Subdivision Plat for: Bailey Land Company, Inc**” record in **Book of Maps 2021 Pages 435**, Franklin County Registry declares that the above-described real property located in Cypress Creek Township, Franklin County, North Carolina is and shall be held, transferred and conveyed subject to the following Protective Covenants:

### ARTICLE I

All lots shall be used for residential purposes as defined by the Franklin County zoning code.

### ARTICLE II

Prior to the construction of any dwelling or structure, all plan and specifications depicting design, materials, location on lot and landscaping of the proposed dwelling or structure shall be given to Bailey Land Company INC or Assign for approval. Failure of Bailey Land Company INC or Assign to accept or reject a plan within thirty (30) days after receipt-In-writing of plan shall constitute an acceptance of said plan.

### ARTICLE III

No structure of a temporary character such as tent, shack, camper, basement or trailer shall be used in any tract as a residence, temporarily or permanently. No mobile homes shall be allowed.

### ARTICLE IV

No shooting of firearms for the purposes of hunting, target practice or testing of firearms shall be allowed on the property.

### ARTICLE V

No noxious or offensive trade or activity shall be carried on upon the property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No trade materials, trade inventories, junked cars or objects shall be regularly stored/parked on the property.

### ARTICLE VI

No more than five large dogs or animals shall be raised, bred or kept on the property. A few chickens or fowl (less than 5) may be maintained on the property. There shall be no kennels or commercial raising of animals or fowl. Owners shall keep all animals, pets, fowl confined and will ensure that they are not a nuisance to other property owners. Coups and penned areas shall be kept clean.

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ARTICLE VII

Each owner shall maintain buildings on his lot in a neat and pleasing manner and shall keep lot free of dead trees, bushes and rubbish.

ARTICLE VIII

No 18-wheel tractors or trailers, or heavy construction equipment shall be parked on the property or road.

ARTICLE IX

Five feet of space along each sideline and ten feet of space along front and backlines may be used for utility installation.

ARTICLE X

All garbage shall be stored in receptacles out of sight of street and shall be screened.

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 and said Covenants shall be extended for successive periods of five years, unless an instrument signed by a majority of the owner of the lots has been recorded, said instrument agreeing to change the covenants in whole or in part.

Signed

Bailey Land Company INC

\_\_\_\_\_  
Robert Wayne Bailey SR.  
President

North Carolina  
Wake County

The undersigned Notary Public certifies that Donna Kinard personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this the \_\_\_\_ day of **July**, 2021.

\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_