

NORTH CAROLINA  
NASH COUNTY

PROTECTIVE COVENANTS  
BAILEY LAND COMPANY, INC.  
Book of Maps 43  
Page 259  
Lots 1,2,3,4.

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owner of **Lot 1, Lot 2, Lot 3, and Lot 4** shown on a map entitled "**Major Final Plat For: Bailey Land Company, Inc.**" record in **Book of Maps 43 Pages 259**, Nash County Registry declares that the above-described real property located in Castalia Township, Nash 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 Nash 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 Robert Wayne Bailey Sr. or Assign for approval. Failure of Robert Wayne Bailey Sr. 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.

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.

\_\_\_\_\_  
Robert Wayne Bailey Sr. (SEAL)

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