



Doc ID: 003899730002 Type: CRP  
Recorded: 01/23/2025 at 11:39:46 AM  
Fee Amt: \$26.00 Page 1 of 2  
Granville County, NC  
Kathy M. Taylor Reg of Deeds

BK **2011** PG **934-935**

North Carolina  
Granville County

Protective Covenants for  
JSW Partners, a NC General Partnership  
Book of Maps 54  
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This Declaration of Restrictive Covenants made this \_\_\_\_ day of January, 2025 by JSW Partners, a NC General Partnership (hereinafter called collectively "Declarants").

WHEREAS DECLARANT is owner of Lots 9R through 21 of Cannady Mill Farms as shown on Plat Book 54 Page 97 recorded in the Granville County Registry and are desirous of subjecting said property to the Protective Covenants hereinafter set below.

NOW THEREFORE, Declarant 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 the following Protective Covenants.

1. Prior to the construction of any dwelling or structure all plans and specifications, depicting design, materials and locations on the tract of the proposed dwelling, fencing, and outbuildings shall be given to Julianna O. Wright or assign for approval. Failure of Julianna O. Wright or assign to accept or reject a plan with thirty (30) days after receipt-in-writing of plan shall constitute acceptance of said plan.
2. No structure of a temporary character such as a tent, shack, or camper shall be used as a permanent dwelling. No mobile homes shall be permitted.
3. All animals and fowl shall be confined to their owner's property. All pens and housing for any animals or fowl shall be regularly cleaned. There shall be no odor or disruptive noise from animals or fowl. No kennels are allowed. Large scale commercial raising of animals or fowl is not allowed. No animals of an aggressive nature shall be allowed.
4. No junked vehicles shall be allowed to remain on any tract nor any junkyards, junk materials or large-scale trade inventories.
5. Communication towers shall be allowed only with the written permission of Declarant.
6. All garbage shall be stored in receptacles which garbage shall be disposed of regularly. No noxious or dangerous materials shall be buried on the property.
7. No loud, obnoxious, repetitious noise shall be allowed, nor anything done that would be an annoyance or nuisance to the other tract owners. No sustained firearm target practice is allowed.
8. ... No 18-wheeler tractors or trailers or heavy construction equipment shall be parked on the private road.

- 9. Five feet (5) of space adjoining sidelines and ten (10) feet of space along rear lines shall be reserved for utility easements.
- 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. One family division resulting in no more than 2 lots will be allowed unless approval given in writing by Declarant or Declarant Assigns and said division is approved by the County of Granville.
- 12. No unlicensed motorized vehicles may be operated within the subdivision road at a speed greater than 12 miles per hours.

These covenants and restrictions are to run with the land and shall be binding on all parties subject to them for a period of twenty-five (25) years from the date the covenants are recorded in the Office of the Register of Deeds in Granville County. Unless an instrument signed by a majority of the lot owners has been recorded, said instrument agreeing to change the covenants in whole or in part.

JSW Partners, a NC General Partnership

Julianna O. Wright  
 Julianna O. Wright, General Partner

STATE OF NORTH CAROLINA  
 COUNTY OF Granville

I, a Notary Public of the County and State aforesaid, certify that Julianna O. Wright appeared before me this day and acknowledged that she is General Partner of JSW Partners, a NC General Partnership and that by authority duly given, the foregoing instrument was signed by her in the Company name as the act of the Company.

Witness my hand and official stamp or seal, this the 21 day of January, 2023 5 (19)

Tiffany C. Amett  
 Notary Public

My Commission Expires: 7-29-27

