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Granville County, NC
Kathy M. Taylor Reg of Deeds
BK **2065** PG **566-568**

DRAFT COVENANTS TO BE RECORDED PRIOR TO CLOSE

Prepared by Todd Henley Currin 2641 Brassfield Rd, Creedmoor NC 27522

NORTH CAROLINA
GRANVILLE COUNTY

PROTECTIVE COVENANTS
for Tract B
Book of Maps 55
Pages 190

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owner of lots **Tract B** shown on a map entitled "Survey for and property of: Todd Henley Currin and wife, Natasha Wallen Currin" record in Book of Maps 55 Pages 190, Granville County Registry declares that the above described real property located in Brassfield township, Granville 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 Granville 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 Todd Henley Currin or Assign for approval. Failure of Todd Henley Currin or Assign to accept a plan within thirty (30) days after receipt-In-writing of plan shall constitute a rejection 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

Communication towers shall be allowed only with the written permission of Declarant.

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

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. 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. All garbage shall be stored in receptacles out of sight of street and shall be screened; garbage shall be disposed of regularly. No noxious or dangerous materials shall be buried on the property.

ARTICLE VIII

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

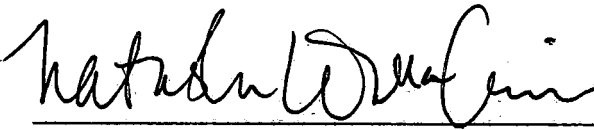
No loud, obnoxious, repetitive noise shall be allowed, nor anything done that would be an annoyance or nuisance to the other tract owners.

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 ten 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


Todd Henley Currin

Signed


Natasha Wallen Currin

North Carolina
Granville County

The undersigned Notary Public certifies that Todd Henley Currin and wife, Natasha Wallen Currin personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this the 16th day of March, 2026.

Tiffany C. Abbott
Notary Public

My Commission Expires 7.29.27

