

## PROPOSED COVENANTS

9231 AND 9311 NC HIGHWAY 87 N, PITTSBORO

To whom it may concern,

These are the proposed covenants from the sellers and have not been recorded. Sellers are willing to make changes. These are in effect for one lot to the other. The seller's intent is to have them drafted and recorded by an attorney. In the circumstance that one buyer was to purchase both of the lots on Hwy 87, the covenants will NOT be recorded.

1. Homes located on the lots shall have a minimum of sixteen hundred (1600) square feet of enclosed dwelling area. Permissible offsite stick-built or modular homes may be located on the lots, provided they are newly constructed and not moved from another location.
2. All homes located on the lots shall be manufactured in compliance with the North Carolina Building Code, whether built onsite or offsite.
3. All homes shall be required to be secured by a permanent foundation.
4. Dwelling shall be constructed with proper grading so as to insure that no excessive rain water is discharged upon the adjoining lots.
5. The lots will be used exclusively for residential purposes, and no dwelling other than the one detached, single family, private residence shall be erected on any lot. There shall not be permitted any commercial activity. No lot may be further subdivided. "Hobby Farms" are permitted as well as one (1) small guest house or a "garage apartment".
6. No building shall be located on any lot nearer than forty (40) feet from the front line, or nearer than twenty-five (25) feet from any side or rear line.
7. By acceptance of the deed to a lot, each lot owner agrees that he/she will abide by all the terms and conditions of this agreement. This agreement shall be binding upon the lots owners, their heirs, successors and assigns, for so long as these covenants remain in effect.
8. No horses, cows, or wild, exotic, or dangerous animals of any kind shall be kept or maintained on any part of the property for any commercial purposes. Owners of animals are responsible for the behavior of their animals. Owners of animals must exercise careful control over their animals. Kennel operations are not permitted.
9. Residents must not interfere with the rights of other residents to the quiet enjoyment of their property. Residents may not create any noise or engage in any noxious activity that will or might disturb the peace, quiet or comfort of the residents surrounding the properties.