

DRAFTED BY: Lewis E. Hubbard
MAIL TO : HUBBARD REALTY, 285 S. Stratford Road, Winston-Salem, N.C. 27103

NORTH CAROLINA)
)
FORSYTH COUNTY)

RESTRICTIVE COVENANTS FOR
RIDGECLIFF, SECTION ONE

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KNOW ALL MEN BY THESE PRESENTS, that HUBBARD REALTY OF WINSTON-SALEM, INC., a corporation organized and existing under the laws of the State of North Carolina, with its principal office and place of business in the City of Winston-Salem, North Carolina, does hereby covenant and agree to and with all persons, firms and corporations now owning or hereafter acquiring any numbered lot in RIDGECLIFF, SECTION ONE, Bethania Township, Forsyth County, North Carolina, as shown by plat recorded in Plat Book 30, at page 150, in the Office of the Register of Deeds of Forsyth County, North Carolina, that said numbered lots are hereby subjected to the following restrictions as to use thereof, and the restrictions are to run with the said property, and every part thereof, by whomsoever owned, to wit:

- 1) LAND USE AND BUILDING TYPE: No Lot shall be used except for residential, street, and park purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and private garage for not more than two cars.
- 2) DWELLING SIZE: No dwelling shall be permitted having a heated living area of less than nine hundred (900) square feet. No dwelling shall have a width of less than twenty-four (24) feet.
- 3) BUILDING SETBACK: No building shall be located on any lot nearer to the front line than forty (40) feet, or nearer than twenty (20) feet to any side street line. Each lot shall have two side yards totalling twenty-five (25) feet in width and no building shall be located nearer than ten (10) feet to any interior lot line, except that no side yard shall be required for a separate garage not attached to the house or other permitted accessory building located seventy (70) feet or more from the minimum building setback line. For the purpose of this covenant, eaves, steps, porches, and carports shall not be considered as part of a building provided, however, that this shall not be construed to permit any portion of building on lot to encroach upon another lot. Deviations from building line restrictions not in excess of ten percent (10%) shall not be construed as a violation of these covenants.
- 4) LOT AREA AND WIDTH: No dwelling shall be erected or placed on any lot having a width at the building line of less than seventy (70) feet nor shall any dwelling be erected or placed on any lot having an area of less than twenty thousand (20,000) square feet except that this provision shall not prevent a dwelling from being erected on any lot shown on the recorded plat.
- 5) EASEMENTS: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structures, planting or other material shall be placed or permitted to remain which may interfere with the installation and maintenance of utilities,

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or which may change the direction of the flow of water through drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. HUBBARD REALTY OF WINSTON-SALEM, INC. reserves the right to create and impose additional easements or rights-of-way over any unsold lot or lots for street, drainage and utility installation purposes by the recording of appropriate instruments and shall not be construed to invalidate any of these covenants.

6) NUISANCES: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

7) TEMPORARY STRUCTURES: No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

8) TERM: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants.

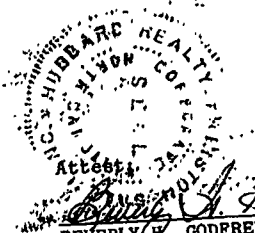
9) ENFORCEMENT: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages.

10) SEVERABILITY: Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which remain in full force and effect.

11) WAIVER OF VIOLATION: Any restrictions, covenant or condition hereinabove set forth may be extended, removed, modified or changed by securing the written consent of HUBBARD REALTY OF WINSTON-SALEM, INC., which written consent shall be duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, and which written consent may be given or withheld within the uncontrolled and sole discretion of HUBBARD REALTY OF WINSTON-SALEM, INC. The said HUBBARD REALTY OF WINSTON-SALEM, INC. may convey its right to remove, modify or change any restriction, condition, or covenant of this instrument to any person, firm or corporation by instrument in writing duly recorded in the Office of the Register of Deeds of Forsyth County, North Carolina.

IN TESTIMONY WHEREOF, HUBBARD REALTY OF WINSTON-SALEM, INC. has caused these presents to be signed in its corporate name by its President and

attested by its Assistant Secretary and sealed with its Common Seal, on the 1st day of April, 1986.



HUBBARD REALTY OF WINSTON-SALEM, INC.

By: Lewis E. Hubbard
LEWIS E. HUBBARD, President

Beverly H. Godfrey
BEVERLY H. GODFREY, Assistant Secretary

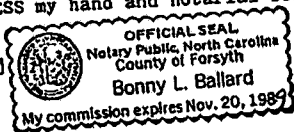
[Corporate Seal]

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

This 1st day of April, 1986, personally came before me, Bonny L. Ballard, a Notary Public, Beverly H. Godfrey, who, being by me duly sworn, says that she knows the Common Seal of HUBBARD REALTY OF WINSTON-SALEM, INC., and is acquainted with Lewis E. Hubbard, who is the President of said Corporation, and that she, the said Beverly H. Godfrey is the Assistant Secretary of said Corporation and saw the said President sign the foregoing instrument, and saw the said Common Seal of said Corporation affixed to said instrument by said President, and that she, the said Beverly H. Godfrey, signed her name in attestation of the execution of the said instrument in the presence of the said President of said Corporation.

WITNESS my hand and notarial seal, this the 1st day of April, 1986.

[Notarial Seal]



Bonny L. Ballard
Notary Public
My Commission Expires: November 20, 1989

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

The foregoing (or annexed) certificate of Bonny L. Ballard N.P. Forsyth
is certified to be correct. This the 2 day of April, 1986

L. E. SPEAS, REGISTER OF DEEDS

By: Josai Eddelen
Deputy - ~~Assistant~~

Probate and Filing Fee \$ 8.00 PRESENTED FOR REGISTRATION AND RECORDED

Apr 2 12 04 PM '86

L.E. SPEAS
REGISTER OF DEEDS
FORSYTH COUNTY, N.C.

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cc