

*Book 186 Page 161*

NORTH CAROLINA  
YADKIN COUNTY

DECLARATION OF RESTRICTIVE COVENANTS  
PERTAINING TO SHERMER ESTATES DEVELOPMENT  
LOCATED IN LIBERTY TOWNSHIP, YADKIN COUNTY

Know all men by these presents that Page Shermer and wife, Harriet Shermer, do hereby covenant and agree to and with all persons, firms and corporations hereafter acquiring lots in the Shermer Estates located on the South side of Highway No. 421 in Liberty Township, Yadkin County, North Carolina, a plat of which will be recorded in the Office of the Register of Deeds of Yadkin County; that all such lots are hereby subject to the following restrictions as to the use thereof, the said restrictions being appurtenant to and running with the said land by whosoever owned:

1. No lot shall be used except for residential purposes. No building shall be erected on any lot other than one detached single-family dwelling and customary accessory buildings used in connection therewith as pertinent to the main dwelling.
2. No structure of temporary character, trailer, basement, tent, shack, garage or other out-building shall be used on any lot at any time as a residence either temporarily or permanently.
3. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes and may be so controlled as to be of no nuisance to other property owners.
4. The land herein conveyed shall not be subdivided except that two lot owners may subdivide a lot between them, but only one residence may be built on the combined original lot and subdivided portion.
5. No dwelling shall be erected on any lot unless the main body of the structure, exclusive of porches, terraces, basement, breezeways, garages and carports containing 1,400 square feet of floor space as measured to outside wall lines.
6. No buildings shall be located on any lot nearer than 60 feet to the front lot line or nearer than 25 feet to any side street line, and no buildings shall be located nearer than 10 feet to an interior lot line.
7. 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.
8. No individual sewage, disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards, and recommendations of Yadkin County Health Department. Approval of such systems as installed shall be obtained from such authority; under no circumstances shall there be any out-door privies.
9. 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 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
10. 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.
11. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN TESTIMONY WHEREOF, the said parties have hereunto set their hands and seals this the 8th day of November, 1972.

*Page Shermer* (SEAL) *Harriet Shermer* (SEAL)

NORTH CAROLINA  
YADKIN COUNTY



I, Ferne W. Spillman, a Notary Public of said County, do hereby certify that Page Shermer and wife, Harriet Shermer personally appeared before me this day and acknowledged the execution of the foregoing RESTRICTIVE COVENANTS.

Witness my hand and seal, this the 10<sup>th</sup> day of November, 1972.

My com. exp.: October 10, 1975. Ferne W. Spillman N.P.

NORTH CAROLINA  
YADKIN COUNTY

The foregoing certificate of Ferne W. Spillman is certified to be correct. This instrument was presented for registration this 10 day of November 1972, at 9:15 A.M., P.M., and duly recorded in the office of Register of Deeds of Yadkin County, North Carolina, in Book     , page     .

This the 10 day of November A.D., 1972.

J. HOWARD POINDEXTER By J. N. Comdrater  
REGISTER OF DEEDS ~~ASSISTANT DEPUTY~~ REGISTER OF DEEDS

This instrument drawn by H. SMITH WILLIAMS, ATTORNEY AT LAW, YADKINVILLE, N. C.