

Preliminary

North Carolina
Franklin County

Protective Covenants for
Evergreen SR 1237, LLC
Book of Maps _____
Page _____

This Declaration of Restrictive Covenants made this ____ day of December, 2023 by Evergreen SR 1237, LLC (hereinafter called collectively "Declarants").

WHEREAS DECLARANT is owner of real property shown on Plat Book _____ Page _____ recorded in the Franklin 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 Franklin 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, 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 cleaning. 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. No more than two divisions of a tract will be allowed unless approval given in writing by Declarant or Declarant Assigns.

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 Franklin County.