

RECORDED
and
VERIFIED

BOOK 409 PAGE 507

BGS

Repaired

STATE OF NORTH CAROLINA
COUNTY OF UNION

DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS
ALAN RIDGE
SECTION 1

FILED BY CLERK
DATE 3-29-91
HOURS 3:30 P.M.
DEPT. OF REVENUE
RECORDS & ADMINISTRATION
M.

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS made this 14th day of February, 1991 by DAVIS DEVELOPMENT, a North Carolina general partnership, hereinafter referred to as "Declarant":

W I T N E S S E T H:

THAT WHEREAS, Declarant is the owner of Lots 4 through 15, Alan Ridge, Section II, more particularly described in Deed to Declarant recorded in Book 325 at Page 284, Union County Registry and

WHEREAS, Declarant has caused said property to be subdivided into lots all as shown on that plat recorded in Plat Cabinet C, File No. 680, which plat is incorporated herein by reference; and WHEREAS, Declarant desires said subdivision be developed according to a uniform plan of development in order to protect the value of said property as a residential subdivision.

NOW, THEREFORE, know all men by these presents that the Declarant hereby declares the following restrictions upon each lot within the subdivision hereinabove referred to which the land restrictions shall be considered covenants running with the land for a period of twenty (20) years from the date hereof, to wit:

1. No property shall be subdivided. This property shall be used for residential purposes exclusively, which structure shall be a detached single family dwelling, one dwelling on each lot.
2. Any residence shall have not less than 1,250 square feet of heated floor space, exclusive of basements, attics, porches, verandas and any attached garage.
3. Any residence or dwelling constructed on this lot shall be set back a minimum of 15 feet from the side lot lines and a minimum of 40 feet from the road right of way.
4. Any residence shall be of frame, brick or stone construction or any exterior combination thereof, and in any construction there shall be no exposed concrete blocks. Any residence shall also have enclosed sealed foundations.
5. Any detached garage or outbuilding shall be erected to the rear of the residence.
6. No trailer, mobile home, basement, tent, garage, barn or other outbuilding erected on, or moved into this lot shall at any time be used as a temporary or permanent residence, nor shall any structure of a temporary character or nature be used as a residence.
7. Any residence shall be provided with and served by a septic tank for sewage disposal until such time as municipal or other sewage facilities are available. No septic tank shall be installed or maintained which does not meet the requirements of the Union County Health Department and the North Carolina Board of Health.
8. No signs of any kind or description shall be used or displayed on said property except "For Sale" which signboard shall not exceed 36" x 56" in size.

PREPARED BY AND CHECKED BY:
J. BENNETT GLASS, P.A.
P. O. BOX 1043
MORNING, N. C. 27513

9. No unlawful or offensive trade, occupation or practice shall be conducted or permitted upon the premises at anytime. No swine, cattle goats or sheep shall be allowed to be kept upon the premises, neither shall any other animal be allowed to be kept upon the premises that is obnoxious, vicious or otherwise disturbing to the neighborhood. No domesticated fowl shall be allowed to kept upon the premises.

10. No commercial enterprise whatsoever shall be allowed on the premises at any time with the sole exception of partial use of a dwelling as a home office. No retail business whatsoever may be transacted on the premises.

11. All fencing in front of dwellings must be of decorative nature and in no event will any barbed wire, chainlink or similar wire fencing be allowed.

IN WITNESS WHEREOF, the Declarant, Davis Development, has caused these presents to be signed by one of its partners, this _____ day and year first above written.

DAVIS DEVELOPMENT

By: St-H-C
General Partner

STATE OF NORTH CAROLINA
COUNTY OF HANCOCK

I, Shirley A. Brewer, a Notary Public, do hereby certify that Shirley A. Brewer, General Partner of Davis Development, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 14th day of February, 1991.

My Commission expires My Commission Expires 11-6-93



NORTH CAROLINA - Union County
The foregoing certificate of Shirley A. Brewer
Notary Public of Annen Co.

In (and) certified to be correct. This instrument was presented for registration and recorded in this office at Book 489 Page 500
this 15 day of Feb. 19 91 at 3:26 P. M.

OREN L. FYLER, REGISTER OF DEEDS
By: Bonnie G. Stewart Secretary

BOOK 515 PAGE 260

RECORDED
AND
INDEXED
LAP

STATE OF NORTH CAROLINA
COUNTY OF UNION

Filed for record 8-27-91
Time 10:18 - opened AM
PHIL L. MUEB, Register of Deeds
Union County, North Carolina

AMENDED
DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS
ALTAIR RIDGE
SECTION I

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS made this 27th day of August, 1991 by DAVIS DEVELOPMENT, a North Carolina general partnership, and Charlotte Helms of Union County, North Carolina, hereinafter collectively referred to as "Declarant",

W I T N E S S E T H :

THAT WHEREAS, Declarant, Davis Development, is the owner of Lots 4 through 15, Altair Ridge, Section II, more particularly described in deed to Declarant recorded in Book 325 at Page 284, Union County Registry, and Declarant, Charlotte Helms, is the owner of Lot 16 Altair Ridge, Section II, more particularly described in deed to Charlotte Helms recorded in Book 482, at Page 476, Union County Registry; and

WHEREAS, Declarant, Davis Development, has caused said property to be subdivided into lots all as shown on that plat recorded in Plat Cabinet C, File No. 680, which plat is incorporated herein by reference; and

WHEREAS, Declarant desires said subdivision be developed according to a uniform plan of development in order to protect the value of said property as a residential subdivision.

NOW, THEREFORE, know all men by these presents that the Declarant hereby declares the following restrictions upon each lot within the subdivision hereinafter referred to which restrictions shall be considered covenants running with the land for a period of twenty (20) years from the date hereof, to wit:

1. No property shall be subdivided. This property shall be used for residential purposes exclusively, which structure shall be a detached single family dwelling, one dwelling on each lot.
2. Any residence shall have not less than 1,250 square feet of heated floor space, exclusive of basements, attics, porches, verandas and any attached garage.
3. Any residence or dwelling constructed on this lot shall be set back a minimum of 15 feet from the side lot lines and a minimum of 40 feet from the road right of way.
4. Any residence shall be of frame, brick or stone construction or any exterior combination thereof, and in any construction there shall be no exposed concrete blocks. Any residence shall also have enclosed sealer foundations.
5. Any detached garage or outbuilding shall be erected to the rear of the residence and must be approved in writing by the Developer of the property prior to construction.
6. No trailer, mobile home, basement, tent, garage, barn or other outbuilding erected on, or moved into this lot shall at any time be used as a temporary or permanent residence, nor shall any structure of a temporary character or nature be used as a residence.

PREPARED BY AND SENT TO:
J. BENNETT GLASS, P.A.
P. O. BOX 1099
MORRIS, N. C. 28110

7. Any residence shall be provided with and served by a septic tank for sewage disposal until such time as municipal or other sewage facilities are available. No septic tank shall be installed or maintained which does not meet the requirements of the Union County Health Department and the North Carolina Board of Health.


8. No signs of any kind or description shall be used or displayed on said property except "For Sale" which signboard shall not exceed 36" x 36" in size.

9. No unlawful or offensive trade, occupation or practice shall be conducted or permitted upon the premises at anytime. No swine, cattle, goats or sheep shall be allowed to be kept upon the premises, neither shall any other animal be allowed to be kept upon the premises that is obnoxious, vicious or otherwise disturbing to the neighborhood. No domesticated fowl shall be allowed to kept upon the premises.

10. No commercial enterprise whatsoever shall be allowed on the premises at any time with the sole exception of partial use of a dwelling as a home office. No retail business whatsoever may be transacted on the premises.

11. All fencing in front of dwellings must be of decorative nature and in no event will any barbed wire, chainlink or similar wire fencing be allowed.

IN WITNESS WHEREOF, the Declarant, Davis Development and Charlotte Helms has caused these presents to be signed by one of its partners, this the day and year first above written.


DAVIS DEVELOPMENT, A North Carolina General Partnership
BY: 
General Partner
Charlotte Helms (SEAL)
Charlotte Helms

STATE OF NORTH CAROLINA

COUNTY OF Albemarle

I, Stephen A. Rowland, a Notary Public, do hereby certify that Davis Development, General Partner, Davis Development, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 24 day of July, 1991.


Notary Public
Stephen A. Rowland
Notary Public


My Commission Expires 14 Commission Expires 11/6/93

STATE OF NORTH CAROLINA

COUNTY OF Beaufort

I, Stephen A. Rowland, a Notary Public, do hereby certify that Charlotte Helms personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 24 day of July, 1991.


Notary Public
Stephen A. Rowland
Notary Public

My Commission Expires 14 Commission Expires 11/6/93



NORTH CAROLINA - Union County *Henry B. Bessie*

The foregoing certificate(s) of _____ Notary Public of *Rowan Co., N.C.*

Henry certified to be correct. The instrument was presented for registration and recorded in this office in Book *515* Page *162*

this *27th* day of *August* 19 *91* at *10:10* o'clock *A* M.

ONELL RYDER, REGISTRAR OF DEEDS By: *Walter G. Woodard* Notary