

STATE OF NORTH CAROLINA
COUNTY OF UNION

C 4686

Filed for record
Date 7.21, 2005
Time 1:31 of day P m
Crystal D. Crump, Register of Deeds
Union County, Marree, North Carolina

RESTRICTIVE COVENANTS

THIS DECLARATION made this 18th day of July, 2005, by FOX HUNT DEVELOPERS, INC., a North Carolina corporation, hereinafter called "Declarant",

THAT WHEREAS, the Declarant is the owner of the lots in the subdivision known as Fox Hunt Estates, Phase V, and as shown on the plat thereof recorded in Plat Cabinet I, File 764, Union County Registry; and

WHEREAS, Declarant desires that 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 present that the Declarant hereby declares the following restrictions upon each lot within the subdivision hereinabove 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 single-family dwelling shall be erected and maintained on subject property with a heated living area of less than 1,450 square feet for a single story dwelling and 1,800 square feet for a two story dwelling.
2. Carports or garages and any outbuildings are to be constructed in substantial conformity with the construction of the residence, and have an exterior of similar construction to the exterior of the principal single-family dwelling on said tract.
3. Declarant shall approve in writing exterior paint colors on all exterior painted or stained surfaces on all structures in subdivision prior to painting or staining.

For Fox Hunt Development
Attention to: REBI TOLBER, Industrial DR
MONROE, NC 28110

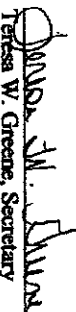
4. No noxious or offensive trade or activity shall be carried on upon subject property, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No structure of a temporary character, trailer, basement, tent, stack, garage, barn, mobile home or other outbuilding shall be used on the subject property at any time as a residence, either temporarily or permanently.
 5. No mobile homes or mobile home parks shall be allowed or maintained upon Subject property. No animals, livestock, or poultry of any kind shall be raised, bred or kept on the subject property, save and except dogs, cats, or other household pets which may be kept provided that or not kept, bred or maintained for any commercial purposes.
 6. The subject property shall not be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.
 7. No unlicensed or permanently inoperable vehicle, car, or parts thereof, or any items deemed unattractive or inappropriate to the general appearance of the neighborhood shall be located upon the subject property.
 8. No satellite dish antenna shall be erected, installed, or in any way placed on any lot in excess of 21" in diameter. Any such antenna shall be maintained so as not to be visible from the front street.
 9. Houses shall be constructed of all brick, except areas that are non-load bearing, or dormers.
 10. No above ground pool shall be installed at any location on any lot.
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IN WITNESS WHEREOF, the Declarant has caused these presents to be executed all by authority of its Board of Directors, this the ____ day of July, 2005.

FOX HUNT DEVELOPERS, INC.
A North Carolina Corporation

BY: 
Noel M. Williams, President

ATTEST:

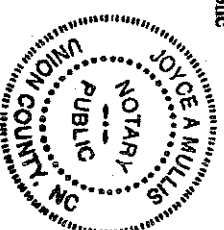

Teresa W. Greene, Secretary

NORTH CAROLINA
UNION COUNTY

I, Joyce A. Mullis, a Notary Public for said County and State, certify that Teresa W. Greene personally came before me this day and acknowledged that she is Secretary of Fox Hunt Developers, Inc., a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by herself as its Secretary.

WITNESS my hand and official seal, this the 27th day of July, 2005.


Notary Public



MY COMMISSION EXPIRES: Aug 5, 2009
NORTH CAROLINA-UNION COUNTY
The foregoing certificate of
Joyce A Mullis

Notary Public
to be correct

Crystal D. Grump, Register of Deeds
Moultrieville, NC
232077