

*See Demand for Satisfaction*  
BK 1457 PG 92

PREPARED BY & RETURN TO:  
Henry B. Smith, Jr.  
File #6286-H

BK 1262 PG 0370

STATE OF NORTH CAROLINA  
COUNTY OF UNION

Filed for record  
Date May 29 at 10:00 AM  
Time 9:55  
JUDY G. PRICE, Registrar of Deeds  
Union County, North Carolina

09:1802

**RECORDED  
AND  
VERIFIED  
MKH**

**RESTRICTIVE COVENANTS**

THIS DECLARATION made this the 31 day of May, 1999, by Dixie Floor Plan & Finance Co., Inc., hereinafter called "Declarant";

WITNESSETH:

THAT WHEREAS, the Declarant is the owner of a tract of land (containing Nineteen and 83/100 (19.83) acres) more particularly described in that Deed to Declarant recorded in Book 1066, Page 280 in the Union County Registry; and

WHEREAS, Declarant has caused said property to be subdivided into lots all as shown on that plat entitled POPLIN FARMS SUBDIVISION and recorded in Plat Cabinet F, File 293, which plat is incorporated herein by reference; 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 presents 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 lot as designated on said plat shall be further subdivided such that the result is any lot having less than Forty Thousand (40,000) square feet of surface area exclusive of the right of way.
2. No lot or portion thereof shall be used for other than single family residential purposes and no junk cars or other nuisance type trash or material shall be maintained upon said property.

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3. No animals shall be maintained upon any of said lots except customary household pets, and in no event shall horses, ponies or the like be maintained on any of said lots.

No double-wide mobile home shall have less than One Thousand Five Hundred Nineteen (1,519) square feet of heated floor space, exclusive of carport, garage and breezeway.

No modular home shall have less than One Thousand Three Hundred Fifty (1,350) square feet of heated floor space, exclusive of carport, garage and breezeway.

No outbuildings shall be constructed upon said lots other than of materials and design of the same or substantially similar to that of the principal dwelling located upon said lot;

7. Easements for utilities and streets are reserved across said lots as shown on said plat.

8. Until seventeen (17) of said lots have been sold and conveyed by the Declarant, the Declarant shall have the right and hereby reserves the right and authority to amend said restrictions in any and all respects, including the cancellation thereof, or to delete any or all of said lots from the effect of these restrictions. However, after the sale of seventeen (17) of said lots, these restrictions shall not be amended, altered or the effect thereof deleted from any of said lots without the joinder of the owners of the majority of said lots.

IN WITNESS WHEREOF, the Declarant has caused these presents to be signed in its name by its President and its corporate seal to be hereto affixed and attested by its Secretary all by order of its Board of Directors, this day and year first above written.

DIXIE FLOOR PLAN & FINANCE CO., INC.

By: James E. Thacker  
President

ATTEST:  
Willie H. Phillips  
Secretary



BK 1262P60372

STATE OF NORTH CAROLINA  
COUNTY OF UNION

I, a Notary Public of the County and State aforesaid, certify that  
\_\_\_\_\_ Bette B. Selig personally came before me this day and acknowledged that  
she is the Secretary of Dixie Floor Plan & Finance Co., Inc., a North Carolina  
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  
Bette Selig as its Secretary,

Witness my hand and official stamp or seal, this 18 day of June, 1999.

Margaret C. Patten  
Notary Public

My Commission Expires: 3-08-2004

NORTH CAROLINA - UNION COUNTY  
The foregoing certificate(s) of

Dorcas Smalls Notary Public  
to be correct, filed for record this 18 day  
of June 1999 at Union

JUDY G. PRICE, REGISTER OF DEEDS  
BY: [Signature]  
Notary Public

1957) P: Robert Palmer  
City.

0892

Filed for record  
Date 10-25-2000  
Time 5:10 o'clock A.M.  
JUDY G. PRICE, Register of Deeds  
STATE OF NORTH CAROLINA  
County, Monroe North Carolina  
COUNTY OF UNION

NORTH CAROLINA - UNION COUNTY  
The foregoing certificate of  
Proquest Ltronic  
Notary Public  
is and certified  
to be correct. Filed for record this 25th  
day of Oct 2000 at 5:10pm

RESTRICTIVE COVENANTS AMENDMENT PRICE REGISTER OF DEEDS

BY: Robert Palmer

THIS AMENDMENT to restrictive covenants made this the 24th day of October

2000, by Dixie Floor Plan and Finance Co., Inc., hereinafter called "Declarant";

WITNESSETH

NOV 03 2000

THAT WHEREAS, the Declarant executed and recorded "restrictive covenants" for POPLIN FARMS SUBDIVISION (Plat Cabinet F, File 293) which restrictive covenants are recorded in Book 1262 at Page 0370 in the Union County Registry; and

WHEREAS, Declarant reserved the right to amend said covenants until after the sale of the seventeenth lot in said subdivision; and

WHEREAS, only sixteen of said lots have been sold as of the date hercof and Declarant has chosen to amend the same as follows:

The square footage restriction for doublewide mobile homes is hereby changed from One Thousand Five Hundred Nineteen (1,519) square feet to One Thousand Three Hundred (1,300) square feet and the square footage restriction for modular homes is hereby changed from One Thousand Three Hundred Fifty (1,350) square feet to not less than One Thousand Three Hundred (1,300) square feet.

In all other respects said covenants are hereby ratified, reaffirmed and republished in all respects not inconsistent herewith.

IN WITNESS WHEREOF, the Declarant has caused these presents to be signed in its name by its President and its corporate seal to be hereto affixed and attested by its Secretary all by order of its Board of Directors, this the day and year first above written.

ATTEST:

DIXIE FLOOR PLAN & FINANCE CO., INC.

Bette H. Bohling  
Secretary



By: James R. Martin (Pres)  
President

STATE OF NORTH CAROLINA

COUNTY OF UNION

Before me, a Notary Public, personally appeared this day Bette H. Bohling who, being duly sworn, says that he/she is the Secretary and that James R. Martin is the President of, the corporation described in and which executed the foregoing instrument; that he/she knows the common seal of said corporation; that the foregoing instrument was executed in its corporate name by the said President and attested to by the said Secretary who affixed the instrument is the act and deed of the said corporation.

Witness my hand and official seal this 23 day of Oct, 2000.

My commission expires 3-08  
James R. Martin  
Notary Public



GRIFFIN, SMITH,  
CALDWELL, HELDER  
& LEE, P.A.  
ATTORNEYS AT LAW  
MONROE, NC

BK 1457PG092