

Drawn by and return to: JOHN I. DURMS  
BOOK 479 PAGE 713 JMD

RECORDED  
and  
VERIFIED  
JMD

STATE OF NORTH CAROLINA  
COUNTY OF UNION  
Ryanwood Subdivision

RESTRICTIVE COVENANTS

WHEREAS, Donald W. Goodwin and wife, Kay V. Goodwin of Union County, North Carolina, is the owner of certain real estate which is located in Union County, North Carolina, and shown on that plat thereof recorded in the Office of the Register of Deeds of Union County, North Carolina, in Plat Cabinet C, file No. 589.

AND WHEREAS, the undersigned, as the owners of said real estate as shown on said plat, now desire for the use of themselves, their successors and assigns, and future grantees to place and impose certain protective covenants and restrictions on each of those lots identified as all of those lots (One through Five) as shown in Plat Cabinet C, file 589, Union County Register of Deeds.

NOW, THEREFORE, in consideration of the premises herein, the undersigned, for themselves, their successors, assigns and future grantees, do hereby place and impose upon all of the aforesaid lots the following restrictions:

1. These restrictive covenants shall hereafter apply to all presently subdivided lots, and, upon any further subdivision, shall thereafter apply to each such subdivided lot.
2. Each tract shall be used for residential purposes only and no structure shall be erected, placed, altered or permitted to remain on any tract other than one detached single-family dwelling together with outbuildings customarily incidental to the residential use of each tract.
3. No single-family dwelling, one-story in height, shall be erected and maintained on any of said tracts with the heated living area of less than 1,200 square feet. Any one and one-half story dwelling, two-story dwelling or

tri-level or split level type dwelling erected or maintained on any of said tracts shall have enclosed heated living area of the main structure, exclusive of open porches, garages, and other heated spaces of not less than 1,200 square feet. Any multi-level or multi-story dwelling must have a minimum of 800 square feet of heated living area at the ground level.

4. Carports or garages and any outbuildings qualifying under Paragraph 1 above 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.

5. Construction of new residential buildings shall be permitted, it being the intent of this covenant to prohibit the moving of any existing building or portion thereof on a tract and remodeling or converting same into a dwelling unit in this subdivision. No structure placed on any tract shall have an exterior of either block or cement block.

6. No noxious or offensive trade or activity shall be carried on upon any tract, not shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, mobile home or other outbuilding shall be used on any lot at any time as a residence, either temporary or permanently.

7. No mobile homes or mobile home parks shall be allowed or maintained upon any of said tracts. No animals, live stock, or poultry of any kind shall be raised, bred or kept on any lot save and except dogs, cats or other household pets which may be kept provided they are not kept, bred, or maintained for any commercial purposes. No more than one dog or cat or other household pet may be kept on the property, unless a fenced-in area is provided for same.

8. No lot shall 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.

9. No sign of any kind shall be displayed to the public view on any lot except a professional sign of not more than two square feet, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

10. No further subdivision of any lots will be permitted without the prior written consent of the undersigned.

11. 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 any premise within the subdivision.

12. No freestanding antenna or satellite dish shall be permitted.

13. No residence, building, fence, wall, outbuilding or other accessory feature to the dwelling structure shall be erected, placed or altered on any lot until the construction plans and specifications showing the location of the proposed construction on the lot have been approved in writing by one of the undersigned. The undersigned shall have fifteen (15) days after receipt of the plat plan and the plans and specifications for the proposed construction to accept or reject the same in whole or in part, and if the undersigned fails to accept or reject the same within said fifteen (15) days, then the plans and specifications and plot plan shall be deemed to be approved. After permission for construction is granted by the undersigned, compliance with the approved construction plans and specifications and plot plan shall be the responsibility of the owner. Any permission granted by the

undersigned for construction pursuant to this covenant shall not constitute or be construed as an approval by the undersigned of the structural stability, design, or quality of any building.

14. (a) The undersigned reserve an easement in and right at any time in the future, to grant a ten (10') foot right of way over, under and along the rear line of each lot for the installation and maintenance of poles, lines, conduits, pipes and other equipment necessary to or useful for furnishing electric, power, gas, telephone services or other utilities, including water, sanitary sewage service and storm water drainage facilities.

(b) The undersigned also reserve an easement in and right at any time in the future to grant a five (5') foot right of way over, under and along the side lines of each lot for the same uses and purposes set forth in paragraph 14(a) above.

15. Enforcement of these restrictive covenants shall be by proceedings at law or in equity against any person, or persons violating, or attempting to violate any covenants, either to restrain violation or to recover damages.

16. Invalidation of any one or more of these covenants by judgment or by court shall not adversely affect the balance of the said covenants, which shall remain in force and in effect.

17. The requirement of execution of any agreements or documents regarding these Restrictive Covenants is fulfilled upon execution of same by any one of the undersigned.

These covenants are to run with the land and shall be binding on all parties claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time, said covenants shall be extended for successive periods of ten (10) 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.

IN WITNESS WHEREOF, the undersigned have caused these presents to be signed and sealed their names, this the 28 day of June, 1990.

Donald W. Goodwin  
DONALD W. GOODWIN  
Kay V. Goodwin  
KAY V. GOODWIN

STATE OF NORTH CAROLINA  
COUNTY OF UNION



I, Lisa Cyster (Wrd), a Notary Public of said county do hereby certify that DONALD W. GOODWIN and wife, KAY V. GOODWIN personally appears before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 28th day of June, 1990.

My commission expires: 10-6-92

Lisa Cyster (Wrd)  
Notary Public

NORTH CAROLINA - Union County  
The foregoing certificate(s) of

Lisa Cyster (Wrd)

Notary Public of Union

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 479, Page 413  
this 30 day of August, 1990 at 5:15 o'clock P. M.  
By: Sheryl S. Moore Asst/Deputy  
ONEIL L. FLYLER, REGISTER OF DEEDS