

3869
0630

PK 3869 PG 630

87217

Filed for Record
Date 8-4, 2005
Time 2:10 o'clock P.m
Crystal D. Grump, Register of Deeds
Union County, Georgia, Third Carolina

Restrictions and Covenants for Williamston Acres Section 1

Drawn by Billy Ray Helms and Susan S. Helms, owners of Williamston Acres Section 1
State of North Carolina

This declaration made the 4th day of August 2005, by Billy Ray Helms and Susan S. Helms, hereinafter called "Owners":

WITNESSETH:

WHEREAS, the Owners is seized of certain lands and premises lying in Union County, North Carolina, which has been subdivided into lots and shown on a plat thereof entitled Williamston Acres Section 1 prepared and surveyed by Carroll L. Rushing, PLS, registration number L1513, dated April 20, 2005, and recorded in Plat Book I at page 1628 in the Union County Registry.

WHEREAS, it is the intention of the Owners, to sell the above described real property and impose upon it certain restrictions and covenants for all of the said lands and the future owners of said lands.

NOW, THEREFORE, the owners hereby covenants with all persons, firms, or corporations, hereinafter acquiring any lot or parcel of land in the aforesaid subdivision that all the property shown on said plat is subject to the following restrictive covenants:

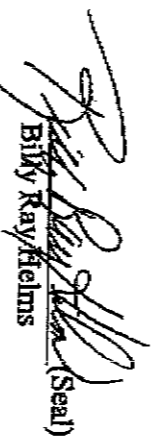
1. All of the restrictions and covenants set forth herein shall run with the land and shall be binding upon all parties having or acquiring any right, title, or interest in the aforesaid lands, or any part thereof.
2. All lots shall be used for single family residential purposes only. No lot or any portion of any lot shall be used for a street or roadway to any of the adjoining property.
3. No single family dwelling having less than 1500 square feet of heated area shall be permitted on any of said lots. All dwellings will have a brick front, with cement siding as an exterior alternative for all other exterior surfaces. All new materials shall be used for all dwellings.
4. No mobile home, trailer, modular home, basement, garage or any structure of a temporary nature shall be used at any time for a residence.
5. No obnoxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done or permitted thereon which may become an annoyance or nuisance to the subdivision. No rubbish, building materials, or debris shall be placed or allowed to remain on any lot except during permanent improvements are made on the property.

*By Billy Helms
5377 Condit Lane
Macon, GA 31205*

RK 3869 PG 631

6. No livestock of any description may be kept or permitted on the property, with the exception of dogs, cats, and other animals which are bona fide household pets and which do not make objectionable noise or constitute a nuisance or inconvenience to the owners or owners of other lots.
7. No fences shall be constructed of chain link on any said property of aforementioned subdivision.
8. No automobile or motorcycle repair allowed on any of said property of aforementioned subdivision at any time whatsoever.
9. Nothing herein shall be construed as imposing any restriction or limitation on any property of the owners other than the property to which these restrictions specifically apply.
10. In the event of any violation of any of the covenants herein, it shall be lawful for any person or persons owning property in Williamston Acres Section 1, to prosecute any proceeding at law or in equity against the person or persons violating such covenant, to prevent him or them from doing so or to recover damages or other relief for such violation.

IN WITNESS THEREOF, the owners have set their hand and seal the day and year first written above.

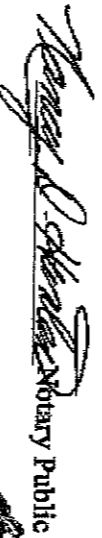
 (Seal)
Billy Ray Helms

 (Seal)
Susan S. Helms

NORTH CAROLINA, Beaufort County,

I, the undersigned, a Notary Public of the County State aforesaid, certify that Billy Ray Helms, and Susan S. Helms Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 22 day of August 2005.

My commission expires March 27, 2010

 Notary Public

NORTH CAROLINA, WILMINGTON COUNTY
The foregoing certification is of
Nancy D. Heath

(Notary) (and) Public
Judge certified
to be correct.
CRYSTAL D. GRUMP, REGISTER OF DEEDS
OR Nancy D. Heath ASSISTANT

