

STATE OF WORTH CAROLINA)
COUNTY OF UNION

RESTRICTIVE COVENANTS

A STATE OF THE STA

Deerfield WHEREAS, with its ä 3 i To Deerfield Finntation Union County a t 10 ti principal place thereof Jocated owner recorded Public 0 Hi in Uniton 20 of business 17 certain Registry; Plat Inc County, Cabinet tra.c North Carolina corpo-North Mecklenburg о Н land known as Carolina, . File No. County **9**

69 Ω racts shown ertain protective inclusive, WHEREAS, nwode and assigns and upon o ಪ Deerfield be ing ខែ១១៨ eaid covenants 63 j=i j=i plat; Flantation, future restrictions grantees o Ho Deerfield Plantation; through 9, 10 the owner C C the place noon 361 3 O Hi ተ ጎ o Fi and impose ر ور itself, following and 63 through

Plantation, Deerfield does THEREFORE, **.**0. Inc Plantation, for and 63 p ដូច្នេច considerat the following through and impose successors ton of 6.9 upon all inclusive, t he restrictions premises, o O assigns, Deerfield sald Trac all of Phase and futur

famili dwellings exclusive 6Toc™. any minutainum said property, structure dwelling o ≢ gardening, <u>e</u> tract #1 (1 S) t location eed two or B ассеввоку construction shall be property maintenance newly o things thousand, shall be etaaps, and one-half <u>a</u> erected, than structure barns Œ. upon ructed upon said property eight used for (#) erecting a and other placed B. 女性 10 女性 10 女性 C Fi 0 th e customarily stories hundred Lot 2 detached residential shall former Serenes house altered C H (L,800) atructures. mini-farming contain eithet មុខនេស and incidental single-family dwell. theteon) : purposes carports. square shall b Lock permitted ઉ og o 11ving activities Any single 2 ir€ house ن و or cenent 호 0 private Carry moved Stranture eres All within

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800K324 PAGF 717

anbaequent ircumstances ö, Deerfield Inc reasonably eneral a ncement Plantation, beyond D H 81 V @ construction, Inc 5 control which delay written except Õ Fit **2** 电计量 construction S in the last はの気 owner

- **⊉** 33-2 t hat ដ÷អនា # ilowed ma y 10 5 1 1 B removal ст С Ü 0 e G 라 라 요 noxious Pickup property S d'i i o a ķ trash, ٥ governmentel. ffensive D ₩ temporary rubbish 0 11年8日末日 erade eimilar о г; Þ deposits Ō debris, ដូចដ 3.0 L 3.0 enclosed unsightly activity 9400 SIMLLAR o Fa) unk fallen trash, D tome 411 经非正价值的 3 rubbish p.e shall materials carried b ti e
- REBLIEF Ü . 8 PATK TOETS 6h411 9 0 need សាល៦11e ងំ០៧ខ Park
- о 4 対の日は日は toring occupancy earage, or allowed z 0 ψ. Φ. おけだいた barn, permanently; similar construed to £ 77.0 residence 0 trailer mobile nature remain 0 home o p provided, prevent shall dwelling h i e any property o G e Te tract, however nacur thereon មានមាន property e f (T) e and **5**0 owne. esidence, trailer 50 construc herein f r om Ö either shack parkin other
- within ដ building (150)permitted building '0 e To J O rovided, right. erect (100) ļ, D H however, remain Q.)£-way residence ۳<u>1</u> aced 0 D Ha Ç Et Et апу altered 9hall * 18ht-0 private tract within Tracts 6 o • f − 1 erected, way ಬ ermitted 67, Ç ⊨n 9110 n O 68 # # • plac which and hundred C, private 69, remain ទង្គាំ # C 红生尼女
- Tight-of-wa shall mean any 0 f shall be апу side permitted Š o r gaibliud trac Ď. boundary ក្ខុកានុដ្ឋា D T 1 6 9 a a dence line апу The whi.ch ន្ធក្នុក្ # # B.C.# OT O within erected, "side" 000 thirty adjoin and placed, = (30) rear's road ## ## ## ## Ü



BOOK 324 PAGE 7

No tract ATP (III œ further divided 1 n t o two or

land.

- nance, of tracts of the right to keep said property **33** utilities is reserved A tem (10) foot easement along all property facilities free and clear for the installation lines, and mainte including o f
- obstructions private road established previously or in the future with any and 63 through 70 H 12 C* **** serviced other phase imposed herein on Cabinet ownership Practa አ ዓ 69 set forth on that Carolina private o m through 9, inclusive, **>** Deerfield of gaid roads as a means of Highway 5 1 1 1 C C C C ownership Plantation. 3 83 16. 180-A . well as any remedies for noncomplianc **ក្**រែង¢ 39, and 63 through 69 The of Deerfield Plantation of Tracts and shall not obligations established reiste The obligations ingress and egress to solely through relate to 0 inclusive regard though. and condiý ري (۲) iji G
- O Ha gaid private inclusive; gnid tracts. maintenance or all ownership of Tracts 1 through (g) 0.00 of maintenance and O His road shall be the sole មួនដូច the and ownership Þ obligation for the repair recent tracts additional consideration for the conveyance of each tract being responsible , L of said Dearfield Plantation, repair private **,** responsibility of the €4 09 • 39 roads and maintenance and 63 shall be borne Inc. through 69 the cost for 1/18 ownerships 0 ∺t 3 Q m

herewith,

医子母 经

follows:

有数集品 # # # paragraph 9(c) may forth to pay his share the property of a notice above. 电学电话性 the enforce that e m remaining owners, **⊙** 1.1en such unpaid charges the ownership of any tract said cost collection of such and perfecting of said repairs subject けがい unpaid costs Ç and maintenance provisions ያ የብ 100 Å.

BOOK 324 PAGE 719

- majority ownership o efftma-
- which shall 10. О На 다 교 other bу provisions ៀបពីឱ្យាខំ
- and foresoins. perce change 2 provided, trictions and (15%) the . G m assigns, о Ж t ii building # 1,3 DWILER forth iolation marginal o that such requirement Deerfield chang Å
- 0 2009 going 争 which periods 计计算品 t ions and " មានី ដេធមុខ shall shall puend 7 Burpure O H 0 revoka the effective aboveьy

restrictions authorized WITNESS WHEREOF p p p p ave or O hereunto exacuted **热热的数** above ъy (I) written duly

Assistant Secretary

DEERFIELD PLANTATION INC

Vice President

Page 4

800K324 PAGE 720

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

authority that This ដូច្នេ Corporate h e вея1 the affixed Vice Ö the t ja President (A) t în e company, foregoing ₩ħo Deerfield personally acknowledged ъy writing **;**÷

v commission expires: 8-15-83

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STATE OF NORTH CAROLINA

COUNTY OF UNION

tration and recorded The fore 7 h 1 g toregoing the This office instrument in Book 1979, 百 8 B M presented 71 17 . Б Б Б o'alock, f o f

REGISTER OF DEEDS FOR UNION COUNTY, N. C.

By Quan I. Maghe

awn By: Stan kormfeld il To; Alex Rota 1740 H. Indempendence Blvd. Charlotte, NC 28205

VERIFIED

MADE 3 3 6 PAGE 1 9 0

STATE OF NORTH CAROLINA COUNTY OF UNION

RESTRICTIVE COVENANTS

Winton County Public Registry; and thereof recorded in Plat Cabinet Plantation located in Union County, North Carolina, darolina, with its principal place of business WHEREAS, Deerfield Plantation, Inc., a North Carolina corporation is the owner of a certain tract in Mecklenburg County, North of land known as Deerfield File No. as shown on a plat 5 in the

of Phase plat; Tracts and assigns SVERSIEHM, III of and restrictions and future grantees 10 Deerfield Plantation, Deerfield Plantation; through 37 and 40 through 46, now desires upon the for to place the use of itself, Inc., the owner of all following and impose inclusive, being all cracts certain protective shown upon said its successors the tracts

Deerfield Plantation, 3.0 through 37 grantees, Plantation, THEREFORE, Inc., hereby place jor <u>4</u> through 46 in consideration of the premises, Deerfield 5 itself, following and impose its successors and assigns, and future inclusive, restrictions: upon all of being all of the said Tracts Phase III of

on any tract shall have an exterior of either block or cement block be newly constructed upon said property (no house from any other of porches, stoops, terraces, garages and carports. minimum of one thousand eight hundred (1,800) square feet, exclusive ilwelling constructed gardening, property maintenance, (а) впу вссоввоту not to exceed two tract for purposes of erecting a house thereon). location nor any portion of a former house shall be moved upon any structure shall be exected, placed, altered or permitted to remain Said tracks and .(d) barns and other other structure and one-half stories in height; (b) a private garage; than: shall be used upon a lot shall contain a living area of a <u>0</u> customerily incidental to carrying on 20 and mini-farming activities upon structures. detached single residential purposes only, and Any single-family No structure placed family dwelling, All dwellings must Baid

brawn by: Deerfield Plantation, Inc. 1740 E. Independence Blvd. Charlotte, North Carolina 28205



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circumstances reasonably beyond the control of the new owner of said tract Plantation, consent of Deerfield Plantation, Inc., which written consent Deerfield subsequent Any dwelling constructed upon a tract must be completed within one to commencement of construction, except with the written Inc. agrees to give if the delay in construction is due to

- may be on the property as of the date hereof. debris for pickup by governmental that th removal service units, and except for such fallen and cut trees as al:lowed this shall not prohibit temporary deposits of to remain on any No noxious tract. inoperable vehicles, or No trash, or offensive trade or activity shall nubbish, 8 similar unsightly items shall be debris, junk, stored materials, other similar 빌 enclosed structure, trash, garbage be carried on rubbish and and trash
- trailer park. ā No tract shall be used at any time as a mobile home park or
- permanently; provided, similar nature shall be used as a residence, either or allowed to remain on any tract, travel trailer construed to prevent the property owner barn, mobile home, doubleresidence dwelling No structure of a temporary nature shall be placed, erected on his property after however, nothing thereon. wide mobile home, and no trailer, C To herein contained from parking or storing a construction and occupancy or other structure of a shack, tent, garzge temporarily or
- fifty provided, with respect to tracts 13 and 14, no building or residence shall of the private of the right-of-way of the tract fronts. be erected, placed, altered, or permitted to remain on any tract within with regard to permitted to remain on any tract within one hundred Fifty (150) feet (50) feet of the right-of-way of the private road to which said No building or road to which said tract does not front and, further corner lots within fifty residence private road to which said tract fronts, nor shall be (50) feet of the right-or-way erected, placed, altered
- any tract side or rear tract be permitted ÷, No building or residence shall be exected, placed, or shall boundary line which does not adjoin any to remain on any tract within thirty lines. The terms "side" and "rear" (30) road right-of-way. feet of any lines shall mean

1000x 3 3 b PAGE | 9 3

being responsible for 1/35 repair of said private roads shall be borne by the said tracts by 10 through 37 and Deerfield Plantation, Inc., 40 through 46 of said cost of maintenance and repair. inclusives 計 the cost ownership of each tract ownership of Tracts

- paragraph 9(c) end that such unpaid charges may be a set forth above, notice of lien and perfecting the to pay his share of said cost may enforce collection of such unpaid costs by the filing S remaining owners, thar. F ownership ġ, charge against the property. same as by law provided, said repairs gubject any tract the provisions of and maintenance fails and to the
- require using the an affirmative fractions set forth in 9(a) above. <u>o</u> if any, shall be made for said maintenance and repairs shall Ħ is understood and agreed that the judgment as to what vote of a majority of the ownership of said tracts
- shall remain in full force and effect. court order shall in no wise affect any of the other provisions which 5 Invalidation of any one of these covenants by judgment or
- set forth in time being of such tract to change the building line restrictions and with the mutual written Plantation, Inc., foregoing building line restrictions set forth herein, Deerfield shall not exceed fifteen percent (15%) of the marginal requirements such building restrictions. In the event of the unintentional violation of any of the this instrument; provided, however, that such change its successors and assigns, reserves the right by consent of the owner or owners for the
- until June 1, extended for successive periods of ten (10) years, unless by the restrictions in whole or in part. described property it vote of a majority of interest of the then owners of the aboverunning with the land and shall be binding and effective The foregoing restrictions shall be construed to be 2010, at which time they shall be automatically 'n agreed to change, award or revoke the

and seals or caused this instrument to be IN WITNESS WHEREOF, the parties have hereunto set their hands executed by their duly

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CHURNITY OF MECKLENBURG NORTH CAROLINA

arsknowledged corporation by its authority duly given. And the said President and that said writing was signed and sealed by him in behalf of said William G. Prosident of Deerfield Plantation, foregoing instrument in writing is the Allen, Jr., the said writing to be the act and deed of said who being by me duly sworn says that he is the 1980, Inc., and the corporate seal seal affixed to the

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STATE OF NOITH CAROLINA

NOTING ALCOHOLOGICA

registration and recorded in

this office in Book 336 at Page 190

1980, at 1:51 O'clock, P.M.

REGISTER OF DEEDS FOR UNION COUNTY, N. C

y: Oran I Made

Mail to

Performance Properties, Inc. 1740 E. Independence Boulevard Charlotte, North Carolina 28205

BK1012P6573

(ASP)

STATE OF NORTH CAROLINA COUNTY OF UNION

Hed for record

Data (1.33.92

O'clock Q m

List of Deeds

May G. PAUE Register of Deeds

May G. PAUE Register of Deeds

AMENDMENT TO RESTRICTIONS

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book 336 at Page 190 in the Union County Public Registry; the Union County Public Registry, said Restrictive Covenants being recorded in ${f ilde{x}}$ Lautation as shown on a plat thereof recorded in Plat Cabinet B, No. 5-A in 10 through 37 and 40 through 46 inclusive being all of with its principal place of business in Mecklenburg County, WHEREAS, Deerfield Flantation, caused to be recorded Restrictive Covenants with regard to Tracts Inc., a North Carolina corporation Phase 3 of Dearfield North Caroline has

WHEREAS, the undersigned are the owners of all the lots in Phase

shown on plat recorded in Plat Cabinet B, File 295-A in the office of the of Deeds of Union County. WHEREAS, Lot No. 10 has been subdivided into Lots No. 10A and 10B as

foot setback requirement. currently requires a 150 foot front setback from the right restrictions in regards to the front setback requirement on Lot 10A which WHEREAS, the undersigned wishes to amend paragraph 5 of said 021741 of way line to a 90

5 of said Restrictions to Restrictions Agreement in order to consent to WHEREAS, the undersigned have joined in the execution of this amending paragraph

THEREFORE, in consideration of the premises. is agreed as

- hereby amended to read as follows: ate recorded in Book 336, at Page 190 in the Union County Public Registry is Paragraph 5 of the Restrictions to Deerfield Plantation which
- on said tract within fifty (50) feet of the right of way shall be erected, placed, altered or permitted to within ninety (90) feet of the right of way of the private of the private road to which said tract does not front." road to which said tract fronts. erected, placed, altered or permitted to remain on any tract No building or residence on Lot No. 10A shall be No building or residence

mail 70' Smishim, Calduell at al

General Parformen Boswell 10 10 15

BK 1012P6574

full force and effect in accordance with its original terms. Union County Public Registry, as specifically amended hereby, shall remain in Said restrictions recorded in Book 336, at Page 190 in the

and smale this the SI day of Dlanck IN WITNESS WHEREOF, the undersigned have hereunto set their hands _, 1997.

My Commission Expires: 197. NOTARY PUBLIC	I, a Notary Public of the County and State aforesaid, certify that the Lace Described personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and	NORTH CAROLINA, 7 11.20 County.	My Commission Expires: 1.13-901 MOTARY PUBLIC	before rie this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, thisday of	NORTH CAROLINA, YILE A. County. I, a Notary Public of the County and State aforesaid, certify that Deal & Research	Men of LOT NO. 10 8 Men L. Small (SEAL) Seal Seal Seal
A a	reared	. * •	12.0 4 10.	d and		3.

800K 3 2 6 PAGE 7 7 5

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STATE OF NORTH CAROLINA

COUNTY OF UNION

AMENDMENT TO RESTRICTIONS

Cabinat Deerfield Plantation North Carolina, with its * * WHEREAS, WHEREAS. 万1.10 principal Deerfield Deerfield Plant 181-B owner Plentation, Union pastress plat Inc. County ther វាឧធ Mecklemburg Public filed Carolina Restrictive County, CO H TO

Union Restrictive Covenants with County Public Covenants Registry; recorded in Book e Ha 라 교 유 TTACEB 325 ahown at page 612 in the 9 Baid plat, which

WHEREAS Land ÇII ÇII Plantation, a hown Ö the plat Inc. <u>j-</u> now referred i E owner of ;; 0 abowe's

amend S to it ci Restrictive Covens

Union WOW, THEREFORE, Registry undersigned Deerfield Book foresaid 13 12 13 Plantation, **588**6 612 in ф 0 0 0 Inc

9 follows: Paragraph seid Restrictive substitute Covenanta lieu thereof to is hereby

日の計の日 Plantation, withheld, Tracts "7. smaller 47_p # # , G TACE oniy . 10 € たけがなける with the and which ۵ بته ů. land, further divided into written <u>6</u> provided, shall subdivided COMBENT however, Ģ Ha into Bubdivieion Deerfield unreasonably # O せがおた smaller (2)

#00x 3 N Ø) PAGE 778

-3:

effect 1 1 1 1 mended |- Union デ 作 オ cordanc Restric County Public with Covenants јт, СТ СВ Registry original recorded sha11 remain ğ *00E E TA ¥ in To full) specifi force page

E 10 8 composate presents pursuance Ħ Seal day SCHALLA Ç D rt O Ċ o Fi Auguet Ç Ģ, WHEREOF, authority signed nereto 1979. ř 杂类型生物色色 Deerfteld duly ## ## ## 11.61 m.e Siven and Plantation attested Ą. j±o nt Œ <u>;</u>† 15 Board resident A, Inc 100 O Ph ម្រាប់ Secretary Directors en c 知いほの



DEERFIELD PLANTATION, INC.

President

STATE OF NORTH CAROLINA

COUNTY 9 MECKLENBURG

0 This PO CONT company ٥ of Deerfield 10 13 egoing day Ü 197 personally duly t ba

COMMISSION empires: d 'œ 200

9 MORTH CAROLINA

COUNTY 9 UNION

foregoing ertificat

Ğ Public THÍS **Q**instrument Mecklenburg County, presented North for Carolină, registration)÷ certifi And D 2

recorded 沙口 法比比率 office Ħ ₩ 0 0 % 13 111 page 775

day 0 H, 1979

er P

MARY B. (CARRIKER
R OF DEEDS

FOR UNION COUNTY, Z.

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Drawn Matl 1.6y: Errin, Kornfeld & Ma Deerfield Plantation, 1740 E. Independence Independence. MacWelll or Blvd.

Charlotte a 28205

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100K325 PAGE 609

STATE OF NORTH CAROLINA

COUNTY OF UNION

AMENDMENT TO RESTRICTIONS



Deerfield Plantation Public Registry; and Covenants being recorded in No. principal WHEREAS, Deerfield 180-A ę ä place the Union ŝ of. busimess Plantation, Bhown 63 through County Public Registry, Book 9 Í 324 at ģ Restrictive plat Mecklenburg 69 inclusive Page thereof recorded 'n 716 in the Union County, eaid Restrictive North ř of Phage corporation Plat Carolina County Cabinet ē. hag with

180-A and wife Gladys 'n j WHEREAS, property the Whaley, Union Deerfield 28 * Meek are County Kelly Plantation, TTPH **79** 11 11 and wife the owners Registry; plat Inc. recorded Karen Lee of. William ë those Plat Cabinet Michael Burard Richard Whaley and an interest wife Meak

lot, sa id permitted restrictions aforesaid ទូរាក់ព Plantation, filfty provide that (5e) ghall be feet # 0 f1 wishee ō. with respect erected eq. right-of-way placed, 5 paragraph 5 any altered or of the corner

paragraph S WHEREAS, of said Restrictions. Restrictions the undersigned have Agreement joined بر خ ordex ÷ († 0 the consent execution ő amending Q Th

follows: MON. THEREFORE, þ consideration of the premises, agreed as

- 87. G hereby recorded in Book 324 at Page 716 amended to read as follows: Paragraph S 0£ the Restrictions in the Union County Public Registry n Plantation which **H**
- altered or permit fifty (150) feet which said tract 68 and 69, no bu right-of-way parmitted to remain the right-of-way of no building pullding or residence shall be erected, placed, sermitted to remain on any tract within one hundred feet of the right-of-way of the private road to tract fronts; provided, however, that on tracts 67, building the residence of the private road to the road to the private road to the road OH residence the ate road; shall be e private hundred exected to which said i, placed (100) fee m O placed, al fifty (50) fee eet of the altered or.

Drawn By Jack MacMarkle
40/ Cout May Sur
40/ Elyport air

170: Deerfeeld Romtalier A. 1745 E. In Agondaria Bly Charlette N.C. 28205

BOOK 325 PAGE တ

ALMOO	STATE (
q	ij
MECKL	NORTH
KNBURG	TORTH CAROLINA

foregoing egoing instrument in writing and writing was signed and its authority duly given. Ar ting to be the act and deed o Deerfield Plantation, Inc. act and deed of said of July, r 1979, sealed by personally came before me William Co by me duly sworn, says that he is the corporation. corporate seal o and that President of said affixen said company, f said company, reabed, who, said affixed to

Commission Expires: Notary 1989 Publ.ic 26700 ; ;; ;, C

OF NORTH CAROLINA

₹

STATE C

Buros appeared before me this day and going Amendment to Restrictions. certify I, the undersigned Notary Public of said county and state do hereby that William Michael Whaley and wife Wanda R. Whaley personally ed before me this day and acknowledged due execution of the fore-

Commission Expires: witness my hand and notorial 1847 0 Z

STATE OF MORTH CAROLINA COUNTY OF MECKLENBURG

ž

me this day a Restr; ictions. and undersigned Notary Public of said county and state do hereby R. Kelly Hill and wife Karen Lee Hill personally appeared before and acknowledged due execution of the foregoing Amendment to in witness my hand and notorial seal this 22 day of 1979. tate
Ly appear
Amendments to UB 1

STATE OF MORTH CAROLINA COUNTY OF MECKLENBURG

Commission Expires:

I, the undersigned Notary Public of said county and state do hereby certify that Richard T. Meek and wife Gladys L. Meek personally appeared, me this day and acknowledged due execution of the foregoing Amendment to Restrictions. In witness my hand and notorial seal this Little day of the local this little

11-12-Notary Public

¥

Commission Expires:

긢 STATE OF NORTH CAROLINA-UNION COUNTY (arje) foregoing certificate Carriter-Register County of correct. of Deeds o'clock Page Deputy

A STATE OF THE PARTY OF THE PAR

St.

MADE (O: Book 443

900K325 PAGE 612

STATE OF NORTH CAROLINA

RESTRICTIVE COVENANTS

181-B shown on a with its principal place of darolina, WHEREAS, Deerfield Plantation, plat thereof the Union ម្ owner County Public Registry; and recorded in Plat Cabinet in Union a certain tract business Inc., in Mecklenburg a North Carolina corpora-North Carolina, of Land known , File No. County, Ð

being all of Phase II of Deerfield Plantation; tracts shown upon certain protective covenants and restrictions upon the following tracts shown WHIREAS, Deerfield Plantation, Inc., on said plat, eaid plat; future now desires for Tracts 47 through 62, both inclusive, grantees to the owner the use of itself, its place and impose of all the

tion, grantees, does hereby place and the following restrictions: NOW THEREFORE, Inc., inclusive, in or in consideration of the premises, Dearfield itself, being all of Phase). 1: 0 TWOOSE successors and assigns, upon ali Ħ Ç H o Hi Dearfield Flantathe said Tracts and future

private Sarage; remain on any 콕 0 feet, exclusive living area of a minimum of one thousand eight activities upon said property, and (d) barns structure placed on any tract shall have an exterior of either dwellings must single-family dwelling construction upon a lot tract any tract for other location nor any portion of a former house shall o H porches, ១៩ជាខ⊀ shell be used for residential purposes only, newly constructed upon accessory structure customarily incidental property maintenance, and mini-farming than: erected, placed, altered and one-hair purposes of etcopa, (a) one detached single-family terraces, garages and carports erecting a house thereon) and other structures. said property hundred (1,800) square or permitted. shall contain វុងឃុំនិក្ខុង

The state of the s

BOOK 325 PAGE 6 1 4

- Q 16 bе further divided into ± ₹ 0
- the NO T 9 6 7 division, riight to the use forth herein along rogether easterly rt D in common of all owners in Deerfield Plantation the southerly d a a X (10)ខ្យានរា 631d margins with their ii ii foot property facilities ក្នុមក្នុ a180 11 B B 11 V B C ង ក្ easement o fi reserved, Tracts easterly margins of invitees. solely នរៈ០ជន i o 49 and 48, for **#11** Hi O H . □ © The horse riding trail as horse βı. ተ ተ ና የ property installation width of eventy D and clear ದಿಂಗಟಂ Tract lines, riding trail No. 50 and of a11 including main-5 u b -(20)
- posed ಸ್ಥಾಪನ್ನೆ ಆ on that Highway established previously or eracts shall Ö. O Ph ۍ • herein 16. plat Deetfield Plantation, Tracts 181-B ф o fi The Deerfield e the C) Pin 47 obligations established ingress and through ownership of 47 noncompliance ន្ទុង solely ៩៦ខ11 Plantation recorded in the 62 889189 inclusive, # O ft The to Euture with regard herewith, those through 62, obligations relato er O below Private a Ta E H ct G 9 T G any from in Flat er G serviced and i D inclusive, as well ronds erentad North ownership follows: conditions to any other Cabinet by privat Carolina 1111
- ងដាច់ 13.8B tract maintenance said (a) That being ###CEB. Pro34 said Q Ph ដាក់ responsible for 1/16 of and repair of said private roads Tracts shall be the sole tracts by As additional consideration for obligation for 47 through 62, Deerfield Plantation, responsibility the repair inclusive; said cost of maintenance D T T ሮችe 5 hall о На maintenance Inc., the conveyance e the ownership be bottle owner.
- provisions tenárica refuses Œ Œ (b) In the event that set forth above, of paragraph 9(c) ņ ряy ង្ share of may pres the ownership remeining enforce COSt collection of said owners, o Hi ១៧វ repairs subject tract នួយឧក 0 and main predun

BOOK 325 PAGE 610

full force and effect in accordance with its original terms. County Public Registry, as specifically amended hereby, shall remain in Said restrictions recorded in Book 324 at Page 716 in the Union

of authority duly given by resolution of the Board of Directors of the presents to be signed in its name by its President and its corporate Corporation, this the 23 scal to be hereto affixed and attested by its Secretary, all in pursuance IN WITHESS WHEREOF, Deerfield Plantation, Inc. has caused these day of July, 1979.

				-	(cochectate seal)	Todo Transport Cause Canal	SE ATTEMPA
Gladys I. Meek	Richard T. Meek	Raren Lee Hill	THE KEALLY MILLI	Wanda R. Whaley	William Michael	Wan BY: Presiden	DEERFIELD FLANTATION, INC.
2 Mach	* Thurs	See Chin	There	E likaly	that wholey	Comment of Contract	TATION, INC.
(SEAL)	(TVES)	(TVES)	(TVas)	(SEAL)	(SEAL)	The second second	

600K 3 3 b PAGE 1 9 2

- divide a given tract, that such division shall not result in any new less than two (2) acres in size. tracts without the tract having less than two hundred (200) feet of road frontage and being further provided that in the tract may be further divided into two (2) written consent of Deerfield Plantation, event permission is granted to Inc., and further
- There to keep said horse riding trail free who from time to time may use said horse riding trail shall have the right said horse riding trail and also that the owners of the various tracts shall not be required of the developer used solely for walking, jogging, or horse riding. common of all owners in Deerfield Plantation subdivision. 29, 30, Cibinet shown on the to keep said property facilities free and clear of all obstructions. utilities is reserved along all property lines, including the right as set forth herein is to be left in it's natural state and shall be j. 31, 32, 11.55 O A ten (10) foot easement for the installation and maintenance Ø recorded plat of Deerfield Plantation, reserved, 4 File Number <u>4</u> 45, and 46, a horse riding trail for the use in for a width of approximately twenty (20) feet, as Ž and clear of all obstructions. contiguous with Lots 23, 24, 25, 28, to make any improvements Įņo, Further provided, as shown in Plat The horse riding or maintain <u>ب</u>
- of tracts 10 Plantation. Arenoration File No. Carolina Highway 16. by private roads as a means of ingress that plat of Deerfield Plantation recorded in Plat Cabinet send tracts shall relate solely to those private roads set Tracts 10 through 37 and 40 through 46 inclusive, for remocmpliance herewith, 5 The obligations and conditions imposed herein on the ownership through 37 and 40 through 46 inclusive, as well as any. in the future with regard to any other phase and shall not relate to any private road established The obligations established below for ownership are as follows: and egress to and from North are serviced S F F forth on Deerfield
- tracts. said private road shall As additional consideration for ව That the Ö obligation for the sole responsibility of the repair and maintenance of 1 conveyance of the ownerships of any or all

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0.00 tion, which blo∴k completed delay control written consent except 0 1 in construction of the new with the within block. one Deerfield written year Any CO: d L dwelling constructed upon a subsequent consent said tract Plantation, it O circumstances of Deerfield Plantation, 1÷ commencement Inc. agrees reasonably đ of construc-81ve beyond |∔ Hŋ

- 2 2 2 E # 20 20 13 allowed powerthed debris this shall not prohibit Di Di removal service units, ct O or inoperable vehicles, any tract. mаy Z for remain pe on noxious or pickup on any the property Z C ፉ មកឧទ្ធ offensive governmental part and temporary rubbish, outside e e or similar 1 debxe trade or activity shall be carried ٥ the 9 deposits an enclosed debris, Hi D other date unsightly 8uch similar junk, Ö fallem crash, structure, except items shall be stored materials garbage and and rubbieh
- 'n E MAC t shall be used at any time mobile home nark.
- o Hi Snetrued hrmsuently; llowed similar residence 7. barn, Z O лt Q 10 nature structure mobile home, double-wide remain dwelling provided, prevent о # h i s ehall on any the thereon property after the however, be used 20 property owner tract, temporary io L 出れ mothing œ nature shall residence, mobile home, no trailer, construction and from herein parking contained ය ල ahack, 9 placed, other 0 temporarily storing occupancy ghall structure erected
- O Ph O fi with regard to the private the right-of-way parmitted corner 光の母は 0 o f lots within 0 i ji e 5 5 ម្រាក្រសា residence shall any tract private ទ១វ៨ fifty 1140 road within (50) does ů, he erected, placed, which one hundred fifty TO (1) not front. 88 1 d of the ដាមាន right-of-way fronts, (150) altered 37) GB GB 37) nor
- shali, right-of-way shal! of any mean ងខ s (de No building eny or ####C# tract boundary or residence lines. å line any tract The ទោក11 ⊕ G does within "side" erected, placed, thirty adjoin and "rear" (30) any # 10 10 10 10 なり合う 111100

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charge by the filing against provided, property. o f # # a notice end that of liem and perfecting the same such unpaid charges may be

- whether t i on e (A) and the O X said maintenance forth in 9(a) majority 0 0 said private roads are in need of judgment).1J understood and agreed that 44.4 a hove e e e and repairs qruerento what expenditures, O ff shall said require the judgment |- maintenance any, shall be the frac-8 and 1
- which shall remain in full or court 10. order shall Invalidation **5** дņу 19 J. B A force ome of affect and effect t in e e C)÷i covenants by judgment t h e other provisions
- 0 0 11 and with the Plantation, the foregoing time being of of such building shall not forth e X D e e d in this Inc., mutual ន្ទភាព building line the restrictions event instrument; written successors 1 1 1 1 restrictions set forth herein, Deerfield consent of the owner or change the building line provided, however, unincentional and ១៩៩១ខ្លួលខ. (15%) of the marginal violation of any of reserves that restrictions owners for the 8 uch t in requirements right by chenge
- covenants extended for described June grantus with property majority guccessive in whole 2009, foregoing O Hi <u>₹</u> tt tt 0 H 阿 interest the land and shall be which time they periods of ten restrictions shall be agreed to change, in part. of the then shall (10) amend or tevoke the owners years, binding be suromatically construed of the aboveunless by and effective i: he

authorized officers as IN WITNESS WHEREOF, caused this of the day and instrument the parties have hereunto year <u>ق</u> ق executed by their duly £irat above set their hands written

DEBRFIELD PLANTATION, IN

(CORPORATE SEAL)

dethand Secretary

BOOK 325 PARE 6 1.6

COUNTY 0 F OF MECKLENBURG NORTH CAROLINA

dent President foreSbing o f Deerfield Bulag day of in writing Plantation, Ъy July, signed Яe duly 1979, end given. ت در با ů, Inc RYOTH @ ₽* behalf tt in O company 8 1.

9ommission Expires 1984

Notary

COUNTY OF UNION

STATE OF NORTH CAROLINA

foregoing cortificate of

instrument was presented for registration and recorded in this

is certified to

Book Page

THIS the 33

1972, at 2:16 0'clock,

MARY 8. CARRIKER . REGISTER OF DEEDS FOR UNION COUNTY, N.

Jack MacNeili Alex Rota

Performance Properties, Inc. 1740 E. Independence Boulevard Charlotte, North Carolina 28205