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289-2551

*Helms Const.
704-289-4604*

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DRAWN BY AND RETURN TO: Lewis R. Fisher

**STATE OF NORTH CAROLINA
COUNTY OF UNION**

Filed for record
Date 3-5-98
Time 10:00 o'clock A.M
JUDY G. PRICE, Register of Deeds
Union County, Moore, North Carolina

RESTRICTIVE COVENANTS

WHEREAS, Cody Helms Construction, Inc., a North Carolina Corporation of Union County, North Carolina, is the owner of certain real estate, known as Issac's Corner Subdivision, 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 E, File No. 966.

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PWS
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AD/epk
RJD
CDB*

AND WHEREAS, the undersigned, as the owner of said real estate as shown on said plat, now desire for the use of itself, its successors and assigns, and future grantees to place and impose certain protective covenants and restrictions on each of those lots identified as Lots One Through Nine shown in that subdivision known as Issac's Corner Subdivision, as shown in Plat Cabinet E, File 966, Union County Register of Deeds.

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NOW, THEREFORE, in consideration of the premises herein, the undersigned, for itself, its successors, assigns and future grantees, do hereby place, and impose upon all of the aforesaid lots of Issac's Corner Subdivision, 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 1,500 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 1,500 square feet. Any multi-level, or multi-story dwelling must have a minimum of 900 square feet of heated living area at the ground level.
4. Construction of new residential buildings only 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. All residences shall have a brick veneer or stucco exterior, save those portions which the undersigned specifically exempt from this requirement.

5. Carports or garages and any outbuildings qualifying under Paragraph 2 above are to be constructed in substantial conformity with the construction of the principal residence, and have an exterior of similar construction to the exterior of the principal single-family dwelling on said tract, including but not limited to roof pitch, shingle color and exterior wall color.

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6. No noxious or offensive trade or activity shall be carried on upon any tract, 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, 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, mobile home parks or modular units shall be allowed or maintained upon any of said tracts. As to Lots 1,2, and 3 of the subdivision, the owners of these lots may maintain up to four (4) horses on each of these lots. As to Lot 9 of the subdivision, the owners of this lot may maintain two (2) horses on this lot. Apart from the above permitted equestrian use, 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 purpose. No more than two (2) dogs or cats may be kept on any lot. No chain link fences are permitted on any lot. All fences on any lot must be approved, as to type, design, color, and location by the undersigned developer. Barns will be allowed on Lots 1,2,3, and 9 of the subdivision, subject to the prior approval of the undersigned as to their type, design, color, and location by the undersigned developer. The permitted uses set out in this paragraph are subject to governmental regulations, and any use permitted herein is not to be construed as being permitted by or in compliance with governmental regulations.
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 in the front or side yards.
13. No residence, building, fence, wall, outbuilding, barn or other accessory feature to the dwelling structure shall be created, 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 plot 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 shall be deemed to be accepted.

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.

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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 service 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.

(c) The undersigned 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 property line abutting on street right of way expressly for highway purposes.

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. Cody Helms Construction, Inc. reserves for itself the right to amend the terms of these restrictions without joinder of any other party.

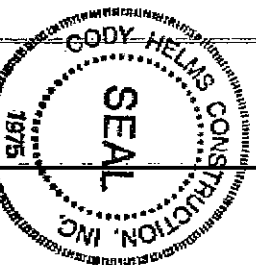
18. The requirement of execution of any agreements or documents regarding these Restrictive Covenants is fulfilled upon execution of same by any one of the undersigned:

Cody Helms Construction, Inc.

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 in the name of the corporation by authority of the Board of Directors of Cody Helms Construction, Inc., this the 17th day of February, 1998.

CODY HELMS CONSTRUCTION, INC.



Cody Helms
President

Attest:

[Handwritten Signature]
Secretary

[Small vertical stamp]

[Handwritten Signature]