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PLAT BOOK 21
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BK: CRP 1096

PG: 745-748

WNE
NORTH CAROLINA

MCDOWELL COUNTY

DECLARATION OF COVENANTS,

RESERVATIONS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS, RESERVATIONS and RESTRICTIONS is made on the 8th day of February, 2013, by **BB DEVELOPMENT II, Inc.**, a North Carolina Corporation, hereinafter referred to as "Declarant".

WITNESSETH

WHEREAS, Declarant is the owner of the remaining lands described in Deed from Champion Realty Corporation, a Delaware corporation to BB Development II, Inc., dated February 1, 2005, and which appears of record in Book 811, at page 454 in the McDowell County Public Registry which includes Area 4 as shown on Plat Book 21 at page 86 referred to below.

NOW, THEREFORE, Declarant hereby declares that Area 4 as shown on Plat Book 21, page 86, shall be held, sold and conveyed subject to the following Restriction:

Dwelling size. There shall not be any structure placed on any portion of Area 4 which does not contain a minimum of eight hundred (800) square feet living area (garages and outbuildings excluded).

This Restriction is for the purpose of protecting the value and desirability of, and which shall run with said real property and be binding on all parties having any right, title or interest in the described property or any part thereof, their heirs successors and assigns, and shall inure to the benefit of each owner thereof.

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