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Iredell County, NC
Brenda D. Bell Register of Deeds

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PROTECTIVE COVENANTS
For
Revision of Recombination of Lots 9 and 17
SADDLEGATE SUBDIVISION
As recorded in Plat Book 56 Page 58

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Prepared by: Carolmarvelous Land, LLC
After recording please return to: Carolmarvelous Land, LLC
630 Signal Hill Drive Ext.
Statesville, NC 28625

SADDLEGATE SUBDIVISION PROTECTIVE COVENANTS

B) 2 of 3

Caromarrow Land LLC, herein after referred to as "Declarant", hereby declares that the following described property as Revision of Recombination of Lots 9 & 17 Saddlegate Subdivision, as recorded in Map Book 56 , Page 58 , shall be held, sold, conveyed and occupied subject to the following covenants and restrictions, which are for the purposes of protecting the values and desirability of, and which shall run with, the land and each part thereof, and be binding on all parties having any right, title or interest in the land, and each part thereof, and their respective heirs, successors and assigns, and shall inure to the benefit of and be enforceable by the Declarant, each Lot Owner, and the respective heirs, successors and assigns of the Declarant and each Lot Owner.

Revision of Recombination of Lots 9 & 17 Saddlegate is situated in the State of North Carolina, County of Iredell, City of Harmony, being lot # 9.

RESIDENTIAL USE:

1. Each Lot shall be occupied and used exclusively for single-family, private residential, model homes, or farming.
2. Any dwelling constructed or placed on the premises shall be stick built or off frame modular and shall meet the following conditions:
 - a) One Story (ranch style) home shall contain at least 1,600 square feet of finished living area.
 - b) Two story home shall have at least 1800 square feet of finished living area.
 - c) All other style homes shall have at least 1,600 square feet of finished living area.
 - d) Living areas are exclusive of porches, breezeways, basements, and garages.
 - e) All dwellings must have at least a covered car port constructed of similar material and style as the dwelling.
 - f) Roof pitch of home and garage shall be at least 7/12 with a minimum overhang of 12" for all homes other than Cape Cod style which shall have a minimum overhang of 8".
 - g) All detached garages or buildings must be located in rear of the house.
3. All materials used in the exterior construction of a dwelling shall be new building materials. All residents shall be constructed on a solid masonry foundation. No residence shall have an exposed foundation or exterior of cement block.
4. Driveways – driveways may be gravel, but they must be well maintained and dust shall be controlled.
5. Signs – No sign, excluding a typical real estate For Sale, builder identification, or other such signs, shall be erected or maintained On any lot.
6. No garage or unfinished single family dwelling, travel-trailer, single-wide including Singlewide and Doublewide Manufactured Homes, barn, tent, basement or other outbuilding shall at any time be occupied or used as a temporary or permanent residence.
7. Manufactured housing (Double wide or Singlewide) shall not be placed on the property for any reason. Travel trailers may be stored on the property only after a permanent residence is completed.
8. Construction of both the dwelling and garage must be completed within (12) twelve months of beginning construction of the dwelling; however there is no time limit to begin building.
9. Property shall be kept reasonably trim and neat at all times (grass and weeds shall be kept mowed so they are no higher than 1 1/2 feet).
10. No more than one dwelling may be constructed on any lot.
11. Fences - No chain link fences allowed.
12. The buyer, his heirs and assigns, may not further subdivide any lot. Caromarrow Land LLC reserves the right to amend and or subdivide any remaining unsold lots.

CONSTRUCTION PERMITS AND COMPLIANCE

1. Prior to any construction, each lot owner must obtain all applicable permits.
2. Prior to any construction, all driveways shall have storm water culvert pipe installed in compliance with NC DOT standards.
3. Each lot owner is responsible for compliance with NC DOT regulations regarding driveways and public right-of-way.
4. Each lot owner shall be responsible for the installation and maintenance of erosion and sediment control measures as required by all county or governmental agencies.

DRAINAGE

1. The owners of all building lots within the subdivision shall be required to maintain drainage easements, storm water drainage ways, streams, and ditches in such a manner as to not interfere or hinder the normal flow of water. Any disturbance or damage done to any drainage easement, storm water detention area, storm water drainage way, road ditch or the road right of way, caused by any owner of any building lot or their contractors, shall repair said drainage easement, storm water drainage way, road ditch or road right of way to its original condition, to the satisfaction of Caromarrow Land LLC and the governmental engineer's office, or the owner of the lot will be held liable for any such damages.
2. Caromarrow Land LLC reserves the right to enter upon any lot to repair, maintain, or re-establish any drainage way within any drainage easement as dedicated, or referred to by the Drainage Statement on Saddlegate Subdivision plat.

