

NORTH CAROLINA
CUMBERLAND COUNTY

RESTRICTIVE COVENANTS-EASEMENT

The property known as Lake Teresa, presently owned by Glenard W. Bailey, will be conveyed subject to the Restrictive Covenants and Easement of ingress and egress as set out hereinbelow:

1. All lots of $\frac{1}{2}$ acres or less must be used for single family dwellings only.
2. All dwellings constructed must be a minimum of 1,000 square feet in floor space, must be completed within twelve months after beginning of construction, and the plans therefore, must be approved by Glenard W. Bailey or his successor. Such approval will not be unreasonably withheld.
3. All buildings constructed on water front lots, fronting on Lake Teresa, must not be constructed within fifty feet of the high water, nor within ten feet of the side line, nor within twenty-five feet of the back line.
4. No commercial animal breeding may be conducted on any of the lots. Only household pets may be kept, maintained, or boarded on the property.
5. No offensive use, trade, or activity shall be carried on on any lot so as to cause a nuisance to the other property owners.
6. No fences or hedges over four foot tall may be constructed or allowed to grow. No signs may be placed on the lots or on the streets in front of the lots. No piers or docks into the water may be built without the grantors express written approval.
7. All lots must be kept in a clean and neat appearance at all times.
8. No lot may be sold, leased, rented, or otherwise transferred to any club, association, trust, or corporation, for a period of twenty-five years from the date of this instrument.
9. Any owner of a lot shall, should he decide to sell his property, give Glenard W. Bailey the right of first refusal by notifying Glenard W. Bailey in writing of the offer to purchase which the lot owner has received and giving Glenard W. Bailey ten days in which to accept the offer himself.
10. No gas motors shall be used on the lake. No hunting shall be allowed on any of the lots or on any land adjoining the lake.

11. All lot owners who do not have direct access to the water must use designated areas to launch their fishing boats and to conduct other water activity.

12. Each lot owner agrees to join any landowners association which is formed and to pay any dues or assessments set out by the Board of directors of said association for maintenance of streets, water supplies, or other projects effecting the entire Lake Teresa tract.

13. These Restrictive Covenants will be binding on the present and successive owners of the lots in the Lake Teresa project.

14. All lots in the Lake Teresa project are subject to the following easement of ingress and egress.

Beginning at a stake, said stake may be located by starting at an iron stake, an old corner between J. E. McLamb and G. W. Bailey, and running as the old property line North 39 degrees 35 minutes East 533.25 feet to an iron stake, corner for a 0.96 acre tract, and running North 46 degrees 50 minutes West 30 feet to the beginning point and from this point running the center of a 60 feet easement South 39 degrees 35 minutes West 289.20 feet to a point known as as PI #1; thence South 71 degrees 20 minutes West 553.25 feet to a point known as PI #2; thence North 88 degrees West 622.52 feet to a point known as PI #3; thence North 76 degrees 28 minutes West 576.93 feet to a point in the old path leading from Lake Teresa to the county maintained road; thence North 10 degrees 25 minutes East 952.03 feet to a point known as RI #4; thence North 35 degrees 52 minutes East 3064.82 feet to the southern edge of the state maintained road, S.R. #1707, and is an easement 60 feet wide for purpose of ingress and egress. PI #1 has a degree of curve of 20 degrees, a delta angle of 31 degrees 45 minutes, and a tangent distance of 81.47 feet.

PI #2 has a degree of curve of 10 degrees, a delta angle of 16 degrees 40 minutes, and a tangent distance of 83.92 feet.

PI #3 has a degree of curve of 10 degrees, a delta angle of 15 degrees, 32 minutes, and a tangent distance of 78.14 feet.

PI #4 has a degree of curve of 4.3 degrees, a delta angle of 25 degrees 27 minutes, and a tangent distance of 300.9 feet.

This March 2, 1981.

Glenard W. Bailey (SEAL)
(Glenard W. Bailey)

NORTH CAROLINA-CUMBERLAND COUNTY

I, Walter L. Pollard, Notary Public, do hereby certify that Glenard W. Bailey personally appeared before me thisday and acknowledged the due execution of the foregoing document for the purposes therein expressed. Witness my hand and notarial seal, this 2nd day of March, 1981.

My comm. expires:

8-30-85

Walter L. Pollard
NOTARY PUBLIC

NORTH CAROLINA, CUMBERLAND COUNTY

The foregoing or annexed certificate

of

Walter L. Pollard

Notary Public/Notaries Public is/are certified to be correct.

This instrument was presented for registration and recorded in this Office at Book

2811

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This 18 day of

March

1981

at

10:10

O'clock

10

M.

Marion Clark

Register of Deeds

By

Bailey R. Edge

Deputy Register of Deeds