

BOOK 3736
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Gaston County, NC
Recorded 06/10/2003
No 9999-00086401 1 of 3 pages
Alice B. Brown, Register of Deeds

NORTH CAROLINA

GASTON COUNTY

Drawn by: R.E. Jonas

Mailed to: R.E. Jonas

P.O. Box 38
Lincolnton, NC 28092

RESTRICTIVE COVENANTS
EAST FIELD SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS, that Harold Story and wife Martha Story do hereby declare, covenant and agree to and with all persons hereinafter acquiring any of the following described property:

All of the lots of East Field Subdivision being Lots 1 through 14 shown on a plat thereof recorded in Plat Book 67, Page 6, Gaston County Public Registry.

1. No lot shall be used except for residential single-family purposes only.
2. The minimum area on which a dwelling may be erected shall be one lot as noted on the recorded plat.
3. All residences erected on a lot in the subdivision shall be stick built on site of new materials. Modular, double-wide or single-wide mobile homes will not be allowed.
4. The ground floor area for all residences shall be a minimum of one thousand two hundred square feet and shall not substantially exceed twenty-five hundred square feet of heated floor space exclusive of porches and garages.
5. Outbuildings as an accessory structure, including detached garages, shall be allowed, provided they are built of new materials, are not built of aluminum or metal, and are built such that its outward appearance is in keeping with the outward appearance, material and style of the main residential structure.
6. No animals shall be kept and maintained upon any lot in said subdivision other than dogs, cats and household pets, and they shall not be kept, raised and maintained for commercial purposes. No swine, hog, pig or boar, including pot bellied pigs, may be raised, bred, or kept on any lot either as a household pet or otherwise.

RECORDING FEE \$0

7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No lot shall be used or maintained as a dumping ground for rubbish; trash, garbage or other waste shall be kept in sanitary containers, and the owner of each lot shall keep and maintain the lot in a neat and clean condition.
8. The subdivision roads shown on the map referred to above which provide access out to St. Marks Church Road is a public road which the developer, prior to conveying any lot, will construct to standards acceptable to the State of North Carolina. Developer makes no other warranty or representation with respect to said roads and does not intend to be solely responsible for any further maintenance. Each lot owner, by the acceptance of a deed to a lot within the subdivision agrees to be responsible jointly with the owners of other lots in the subdivision to improve and maintain the roads until such time as the State of North Carolina or some other public entity assumes responsibility at which time the developer agrees to convey the roads to that entity. Any damage caused to the subdivision roads by a lot owner or his builder will be repaired by the lot owner/builder.
9. Structures shall be set back on any lot as required by the County of Gaston. Construction and placement of a home in accordance with a county building permit shall be conclusive evidence that a structure has been properly set back. The subdivision map shows a building envelope as a general guide for set backs. Easements for installation and maintenance of utilities and drainage facilities are reserved over the front and rear ten feet of each lot and over the side ten feet of each lot and also within the road right of way. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow or drainage of surface waters.

The above covenants and conditions are placed on the said property as a part of a general scheme of plan or development for the benefit of all owners of any portion of the property described. Said covenants shall be binding upon the present owners, their successors, heirs, and assigns, and shall be covenants running with the land and binding on all future owners.

These restrictions shall be in full force until January 1, 2023 and shall thereafter continue for successive periods of ten years each unless they are modified by the owners of a majority of the lots which are subject to the restrictions.

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IN WITNESS WHEREOF Harold Story and wife Martha Story have caused these Restrictive Covenants to be adopted this the 6th day of ~~January~~ June, 2003.

Harold Story (SEAL)
Harold Story

Martha L. Story (SEAL)
Martha Story

NORTH CAROLINA

GASTON COUNTY

Lincoln

I, a Notary Public for said County and State do hereby certify that Harold Story and Martha Story personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 6 day of ~~January~~ June, 2003.

R. E. Jonas
Notary Public

My Commission Expires: 6-13-04



NORTH CAROLINA, GASTON COUNTY

The foregoing certificate(s) of R. E. Jonas
Notary Public of Lincoln County, NC and -
Notary Public of - is/are certified to be correct. This
instrument was presented for registration and recorded in this office in Book 3736
Page 71 this 10th day of June, 2003 at 9:28 o'clock a M.

ALICE B. BROWN REGISTER OF DEEDS BY [Signature] Assistant/Deputy