

Book
0781

Page
0828

STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE

**ROAD MAINTENANCE COVENANTS FOR
ROCKY RIDGE SUBDIVISION**

THIS COVENANT FOR ROAD MAINTENANCE, made this 27 day of July 1998 by James Vernon Bragg, Jr. and wife, Vivian A. Bragg, hereinafter referred to as Owners.

WITNESSETH

WHEREAS, the undersigned Vernon Bragg and wife, Vivian Bragg, are the owners of the real property designated as Rocky Ridge Subdivision on that certain plat and survey dated December 5, 1997, revised June 15, 1998, of record in Map Book 22 Page 146, Granville County Registry; and

WHEREAS, said subdivision and the lots therein have access to and from the nearest State Road over Rocky Ridge Road, a private road appearing upon said plat ; and

WHEREAS, the undersigned desire to form an association for the sole purpose of maintaining and repairing said road for the private use of all owners of lots in Rocky Ridge Subdivision.

NOW THEREFORE, in mutual consideration of the covenants and promises set forth herein, the undersigned owners, for themselves, their heirs, successors and assigns do declare as follows:

1. The property described as lots 1,2,3,4,5,6 and 7 of Rocky Ridge Subdivision as described on the plat and survey dated December 5, 1997 and revised June 15, 1998 and recorded in Map Book 22, Page 146, Granville County Registry shall be bound by these covenants and said covenants shall run with and be binding upon said lots and all future owners thereof.
2. There shall be an Association of all lot owners in Rocky Ridge Subdivision, to be called the Rocky Ridge Property Owner's Association.
3. Each lot shall share, on an equal per lot basis, all costs associated with the maintenance and repair of Rocky Ridge Road until such time, if ever, that said road is accepted by the state for maintenance. Each lot shall be liable for a 1/7 share of the costs of any such maintenance or repair.
4. The Rocky Ridge Property Owners' Association shall be authorized to determine the needs for road maintenance and repair, and contract for such services on behalf of the landowners. Such determinations by the Association shall be made by proper majority vote of the Association, each lot having one vote.

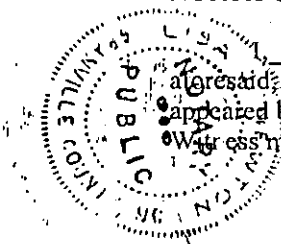
Del. Amy Edge, atty. 5-25-99

IN WITNESS WHEREOF, the undersigned owners have set their hands and seals the date and year first above written.

James Vernon Bragg, Jr. (SEAL)
James Vernon Bragg, Jr.

Vivian A. Bragg (SEAL)
Vivian A. Bragg

NORTH CAROLINA, Granville COUNTY

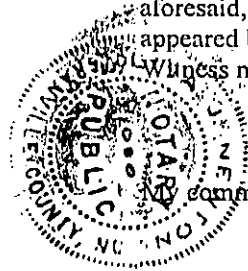


I, Lisa J. Newton, a Notary Public of the County and State
aforesaid, certify that James Vernon Bragg, Jr. personally
appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal, this 27 day of July, 1998.

Lisa J. Newton
Notary Public

My commission expires: 9-19-99

NORTH CAROLINA, Granville COUNTY



I, Lisa J. Newton, a Notary Public of the County and State
aforesaid, certify that Vivian A. Bragg personally
appeared before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal, this 27 day of July, 1998.

Lisa J. Newton
Notary Public

My commission expires: 9-19-99

WAREALERdmaintsub.egr.wpd

STATE OF NORTH CAROLINA, GRANVILLE COUNTY
The foregoing certified by Lisa J. Newton a Notary Public
is certified to be correct. This instrument was presented for
registration and filed in this office in Book 181 Page 828
This 27th day of July 1998 at 10:57 (clock AM)
Register of Deeds Ruth Ann Greene
By Dickie B. Sloan Assistant Deputy