

NORTH CAROLINA

WAKE COUNTY

BOOK 1671 PAGE 243

RESTRICTIVE COVENANTS FOR BROOKWOOD, MAP 2, SWIFT CREEK TOWNSHIP,
WAKE COUNTY, PLAT OF WHICH IS DULY RECORDED IN THE OFFICE OF THE
REGISTER OF DEEDS FOR WAKE COUNTY, NORTH CAROLINA IN PLAT BOOK _____
AT PAGE _____

KNOWN ALL MEN BY THESE PRESENTS that BROOKWOOD DEVELOPMENT CO. is the owner and developer of the subdivision known as BROOKWOOD, Map 2, of which is duly recorded in the Office of the Register of Deeds for WAKE COUNTY, North Carolina in Plat book _____ at Page _____, do hereby covenant and agree with all persons, firms, or corporations now owning or hereafter acquiring any property in said subdivision, that all lots (exceptions shown below) in said subdivision are hereby subject to the following restrictions as to the use thereof:

1. This property shall not be used for business or commercial purposes.
2. No residence shall be built nearer the front property line than forty (40) feet or the side line than ten (10) feet.
3. No hog pens of any kind shall be permitted on the property; thence shall be no outside toilets permitted on the property and all sewage disposal shall be made through the use of approved septic tanks.
4. No residence shall be built upon less than a minimum 20,000 square feet.
5. Only single family dwellings shall be built on this property
6. No residence shall be built that shall have less than 1,200 sq. ft. of heated floor space on the first floor, exclusive of carports, porches or garages.
7. No lot or lots shall be used for road purposes without the written consent of the subdividers.
8. There shall be no junk automobiles allowed on the property.
9. No imitation siding may be used and no cement blocks can be left showing from the outside appearance.
10. There shall be no trailer homes of any kind permitted on the property
11. There shall be no shell homes permitted on the property.

IN WITNESS WHEREOF, Brookwood Development Co., has caused this instrument to be executed by its duly authorized officers and its corporate seal to be hereunto affixed, this the 25th day of September, 1965.

BROOKWOOD DEVELOPMENT COMPANY

By B. R. Clodfelter (SEAL)
B. R. Clodfelter, President

ATTEST:

B. L. Varner
B. L. Varner, Secretary

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

BOOK 1671 PAGE 244

I, Brenda E. Craddock, a Notary Public, do hereby certify that B. L. Varner, personally came before me this day and acknowledged that he is Secretary of Brookwood Development Co. and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by himself as its secretary.

Witness my hand and official seal this the 2nd day of September, 1965

Brenda E. Craddock (SEAL)
Notary Public

My Commission expires June 16, 1967

STATE OF NORTH CAROLINA

Wake County

The foregoing certificate of Brenda E. Craddock

A Notary Public of Wake County, State of North Carolina is adjudged to be correct. Let the instrument with the certificates, be registered.

WITNESS my hand this the 8 day of

Sept. 1965

Margaret S. Hawley
Clerk Superior Court

agreed

Filed for Registration at 4:10 o'clock P. M.
Sept. 8, 1965, and registered in the
Office of the Register of Deeds for Wake County
North Carolina, in Book 1671 Page 243
1965

J. A. Rowland

REGISTER OF DEEDS
R. B. McKenzie Jr.