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Granville County, NC  
Kathy M. Taylor Reg of Deeds  
BK **2019** PG **293-295**

Restrictive Covenants for JSW Partners, G.P.

State of North Carolina  
County of Granville

WHEREAS, JSW Partners, G.P. (the "declarant") is the owner of the real property described below and is desirous of subjecting said real property to the Protective Covenants hereinafter set forth.

Being Lot 2 and Lot 3 as shown on Plat Book 54, Page 111; Lot 1-A and Lot 2-A as shown on Plat Book 54, Page 131; Lot 1-B and Lot 2-B as shown on Plat Book 54, Page 110; and Lot 1-C, Lot 2-C, and Lot 3-C as shown on Plat Book 54, Page 130, all recorded in the Granville County Registry.

NOW, THEREFORE, OWNER does hereby declare that the above described real property located in Granville County, North Carolina is and shall be held, transferred, sold and conveyed subject to these Protective Covenants

1. All lots shall be used for residential purposes as defined by Granville County zoning code, however, the declarant reserves the right to use a lot they own or any portion thereof as a well lot or access lot.
2. Prior to construction, the complete set of plans and specifications for any dwelling, building, fencing, mailbox, driveway to be placed on any lot; including specifications design, materials, location on lot, and landscaping plan shall be given to Alex Bailey or assign for approval. Failure of Alex Bailey or assign to reject the plan in writing within forty-five (45) days after submission in writing shall constitute approval. Owners shall be responsible for all driveways being constructed to North Carolina Department of Transportation specifications.
3. No animals of any kind shall be kept on any lot except those household animals normally found in a residential neighborhood. Any pens or housing used by animals shall be regularly cleaned. Approved animals shall be penned and shall not be allowed to roam. There shall be no commercial raising of animals. No more than four (4) Dogs shall be allowed.

4. Residents may keep up to ten (10) chickens on their property for personal use only. Roosters are prohibited. All chickens must be housed in a secure, enclosed coop with an adjoining run, which must be located behind the main dwelling. Chicken coops and runs must be kept in a clean and sanitary condition, with waste regularly removed to prevent odors, pests, or unsanitary conditions. No commercial breeding, slaughtering, or sales of poultry shall be permitted. Declarant or assign, reserves the right to require removal of chickens if complaints arise due to excessive noise, odors, or failure to maintain cleanliness.
5. No junked or disabled automobiles shall be allowed to remain on any lot, unless stored inside a garage. No large scale trade inventories shall be stored on any lot. No boats, campers, or motor homes shall be allowed to be kept in the front yard.
6. Each owner shall maintain all buildings on their lot in a neat and pleasing manner and shall keep the lot free and clear of all tall grass, unsightly undergrowth, dead trees and bushes, trash and rubbish. Signs of size greater than 36 inch by 36 inch shall not be permitted on these lots.
7. No obnoxious or offensive activity shall be carried on upon any lot, nor shall anything be done to become an annoyance or nuisance to the adjoining property owners. No prolonged or offensive noises shall be allowed nor the discharge of firearms.
8. No mobile homes of any type may be placed on any lot for whatever purposes and no incomplete structures, trailers, tents, or campers shall be used as residence on these lots.
9. All garbage shall be stored in receptacles which are picked up and disposed of weekly. Receptacles shall be placed out of sight of the street and shall be screened. All propane, oil and other storage tanks shall be screened.
10. Five (5) feet of space of each lot adjoining the sidelines and ten (10) feet of space adjoining the rear lines of all lots shall be reserved for utility easements unless this provision is waived by the declarant or assign.
11. Existing trees shall be left uncut for fifteen (15) feet on sidelines and backlines except for reasons of utility installation, driveways and turnaround pads, disease of trees or fall impact danger.
12. All utility lines extending from the public road to a dwelling site shall be routed underground.
13. During construction of the dwelling or during construction of any other approved structures, any damage caused by such construction to other lots by the owner or his sub-contractors shall be the responsibility of the owners. To minimize debris tracking onto the street, a gravel entrance at least 10 feet wide and extending 25 feet into the lot shall be installed during construction. The purposes of this gravel area is to prevent mud and other debris from being tracked into the street.

**THESE COVENANTS AND RESTRICTIONS** shall run with the land and be binding on all parties and persons subject to them for a period of twenty (20) years from the date the covenants are recorded. Thereafter, said covenants shall automatically be extended for successive periods of ten (10) years unless a majority of the lot owners vote to change or remove them.

This the 25<sup>th</sup> day of March, 2025

Signed

JSW Partners, G.P.

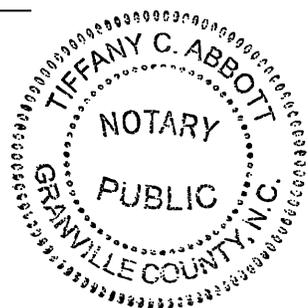
Julianna O. Wright  
Julianna O. Wright  
Partner

STATE OF NORTH CAROLINA  
COUNTY OF Granville

I the undersigned Notary Public, do hereby certify that Julianna O. Wright, personally appeared before me this day and acknowledged that she is Partner of JSW Partners, a North Carolina Partnership and that by authority duly given, the foregoing instrument was signed by her in the Company name as the act of the Company.

WITNESS my hand and notarial seal-stamp, this the 25 day of March, 2025  
My Commission Expires:

7.29.27



Tiffany C. Abbott  
Notary Public