

19 FEE: \$ 18.00
 FORSYTH CO, NC PRESENTED & RECORDED: 05/25/2000 09:46AM
 DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
 BK2118 P 67 - P 72

Drafted by: James W. Armentrout *Bot*

Mail to: James W. Armentrout P.O. Box 10, Bethania, NC 27010

NORTH CAROLINA]
]
 FORSYTH COUNTY]

DECLARATION OF RESTRICTIVE COVENANTS FOR
 TRANSOU PLACE, PHASE ONE

KNOW ALL MEN BY THESE PRESENTS: That, Whereas, BAUSTELLEN GROUP, L.L.C. is the owner of all the lots in the development known as TRANSOU PLACE, PHASE ONE a plat of which is recorded in Plat Book 42, Page 140, in the office of the Register of Deeds of Forsyth County, North Carolina, and WHEREAS, the undersigned desire to impose certain restrictions and conditions upon present and future owners of said lots;

NOW, THEREFORE, the undersigned hereby covenants and agrees for itself, its heirs, successors, and/or assigns, with all persons, firms, corporations, or other parties hereafter acquiring title to lots in the aforesaid development, that all of the said lots are hereby subjected to the following restrictions and conditions as to the use thereof, said conditions and restrictions to be appurtenant to and to run with all of the lots in said development, by whomsoever owned.

1. USE OF LOTS: No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family residence and its customary accessory buildings and uses.

2. SUBDIVISION OF LOTS: No residence shall be erected on less than one lot and no lot shall be subdivided except that two owners may subdivide a lot between them, but only one residence shall be built on the combined original and subdivided portion of any lots.

3. DWELLING SIZE RESTRICTIONS: No single-family dwelling shall be built, erected, altered or used unless it shall contain at least 1400 square feet of heated and finished floor space, to be measured from outside wall lines, for the main body of the structure, exclusive of porches, garages, terraces, and basements, if the structure is a one-story dwelling. A two-story dwelling shall contain at least 1800 square feet of floor space, as measured above, with a minimum of 900 square feet on the first floor. A split foyer or split level dwelling shall contain at least 1800 square feet of floor space, as measured above, with a minimum of 1200 square feet on the main level. A one and one-half (1-1/2) story dwelling shall contain at least 1100 square feet of floor space on the first floor, with a total of 1600 square feet within the dwelling (the inside of the top floor need not be finished), as measured above.

4. SET BACK RESTRICTIONS: As to each lot, there shall be total minimum side yards not less than 20 feet in width, no one of which shall be less than 7 feet in width. No building or part of a building other than steps, open porches, overhanging eaves or cornices, shall extend nearer the front property line than 20 feet. In the case of a corner lot, no building or part of a building, other than steps, overhanging eaves or cornices, shall extend nearer the side property line adjacent to the street than 20 feet. The minimum depth of rear yards shall be 25 feet. These set back restrictions may be changed by the Zoning Board of Adjustment or other legal governmental authority without consent of the Developer.

5. GARAGES AND FOUNDATIONS; No front entrance basement garages shall be permitted, and no bare block construction shall be permitted to show above the ground level of any house.

6. DRIVEWAYS: All driveways shall be paved or concrete.

7. ANIMALS: No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lots except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes and provided they are not permitted to become a nuisance to the neighborhood.

8. GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as dumping ground for refuse or rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

9. TEMPORARY STRUCTURES: No structure of a temporary character, trailer, camper, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

10. EASEMENTS: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear ten feet of each lot. Drainage flow shall not be obstructed nor be diverted from drainage or utility easements as designated above or on the recorded plat.

11. SIGNS: No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or for rent, or signs used by a builder to advertise the property during the construction and sales period.

12. NUISANCES: 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.

13. **PARKING:** The parking on the streets of boats, campers, large trucks or unregistered or unlicensed automobiles for more than twenty-four (24) hours shall not be permitted. The parking on streets or in front yards of trucks and vehicles with a gross carrying weight in excess of one ton is prohibited, with exceptions only as follows: (1) During the construction period of the dwelling; (2) For immediate deliveries and pick-ups; (3) Vehicles incident to immediate repairs or improvements to subject property.

14. **SCREENING:** The erection of freestanding satellite and/or television receiving dishes greater than 24" in diameter, clothes lines, the maintenance of exterior garbage cans, the storage of boats, campers, and trailers in clear view of a public street shall not be permitted unless stored in a screened enclosure, either manmade or natural.

15. **ANTENNAE:** No free standing exterior radio antennae nor satellite dishes greater than 24" in diameter shall be permitted if visible by public view from any street.

16. **FENCING:** No chain link or other restraining type fencing may be erected nearer the front property line than the front foundation wall of the single-family dwelling thereon. In the case of a corner lot, no chain link or other restraining type fencing may be erected nearer the side street than 20 feet.

17. **STREETS:** All streets in this development have been constructed as public streets, meeting the standards of the North Carolina Department of Transportation (NCDOT) for subdivision streets. The developer has dedicated a right-of-way having a width of at least fifty (50) feet. As of the date of the recording of the map, the streets have been inspected by the District Engineer of the NCDOT and certified as having been planned and constructed according to NCDOT standards, including those relating to grading, roadbed, paving and drainage.

The streets may be accepted by the NCDOT for addition to the State Highway System as State maintained roads upon petition by affected lot owners when a sufficient percentage of the lots are individually owned and when there are a sufficient number of occupied dwellings for each applicable segment of street. Reference is made to the Regulations of the NCDOT for a more complete discussion of procedures regulating the admission of streets to the State system.

Following such a petition, the streets will be reinspected by the NCDOT to insure that they continue to meet all State standards, including condition of rights-of-way and drainage ditches and swales.

Nothing, including but not limited to, walls, fences, gates, timbers, trees or plants, shall be erected, place or permitted to remain in any portion of the street right-of-way or related sight or drainage easements as shown on the recorded map of this development. No drainage ditch or swale shall be filled, tiled or altered in any way except in accordance with the standards of the NCDOT.

18. ENFORCEMENT: Enforcement shall be by proceedings at law or in equity against any person violating or attempting to violate any covenant either to restrain violation or to recover damages.

19. DEVELOPER'S RIGHT OF MODIFICATION: BAUSTELLEN GROUP, L.L.C. reserves the right to cancel, modify, or change any of the above restrictions by the written consent of BAUSTELLEN GROUP, L.L.C., which written consent shall be duly executed, acknowledged, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, and which written consent may be given or withheld within the uncontrolled and sole discretion of BAUSTELLEN GROUP, L.L.C. as it may deem best for the general plan or scheme of development.

20. APPLICABLE PERIOD: The foregoing covenants, restrictions and conditions shall remain in full force and effect, unless sooner changed in accordance with paragraph 19 herein, for a term of twenty (20) years from the date this Declaration is recorded, at which time said covenants, restrictions and conditions shall be automatically extended for successive periods of two (2) years each unless by a vote of a majority of the then owners of the lots agreeing to change the said covenants in whole or in part.

It is expressly understood and agreed between BAUSTELLEN GROUP, L.L.C. and all subsequent purchasers of lots in the development known as Transou Place, Phase One, that all conveyances of a lot or lots in said development are made subject to the foregoing covenants, conditions and restrictions, and they are for the protection and general welfare of the development and shall be covenants running with the land and binding upon all parties purchasing lots in said development and their heirs, successors, assigns, administrators or executors.

21. ADDITIONAL PROVISIONS: No captions or titles in this Declaration of Restrictive Covenants shall be considered in the interpretation of any of the provisions hereof.

In case of conflict between any of the foregoing provisions and any Zoning Ordinances (or exceptions thereto which may lawfully be made by the Zoning Board of Adjustment) or laws which may be in effect, or which may hereafter be enacted, such Zoning Ordinances or laws shall control.

Invalidation of any one of these covenants, restrictions and conditions by judgment or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

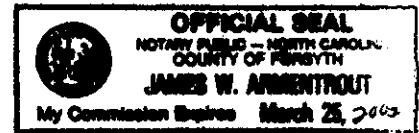
IN WITNESS WHEREOF, BAUSTELLEN GROUP, L.L.C., by and through
its duly authorized Managers, has hereunto executed the document, this the 25th
day of May, 2000.

BAUSTELLEN GROUP, L.L.C. (SEAL)

by [Signature] (SEAL)
Manager

by [Signature] (SEAL)
Manager

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH



This 2nd day of May, 2000, personally came before me, James W. Armentrout a notary public, C. F. County who, being made by me duly sworn, says that he is the Manager of the said Limited Liability Company, and signed his name in execution of said instrument as authorized by the Managers of Baustellen Group, L.L.C.

Witness my hand and notarial seal or stamp this the 2nd day May, 2000.

(Notarial Seal or Stamp)

My Commission Expires: 3-25-2003

James W. Armentrout
Notary Public

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

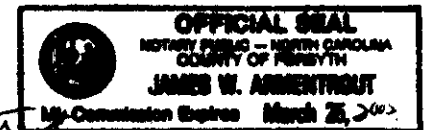
This 2nd day of May, 2000, personally came before me, James W. Armentrout a notary public, Daniel M. Siskiy, Jr. who, being made by me duly sworn, says that he is the Manager of the said Limited Liability Company, and signed his name in execution of said instrument as authorized by the Managers of Baustellen Group, L.L.C.

Witness my hand and notarial seal or stamp this the 2nd day May, 2000.

(Notarial Seal or Stamp)

My Commission Expires: 3-25-2003

James W. Armentrout
Notary Public



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The foregoing (or annexed) certificate of _____ of _____ is (are) certified to be correct. This the _____ day of _____, 2000.

Probate and filing fee \$ _____ paid.

Register of Deeds, Forsyth County

by _____

RECORDER'S MEMO
Record of Poor Quality Due
to Condition of Original

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

James W. Armentrout NP(s)

is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds by: James W. Armentrout Deputy/Asst