



Kaylan Roland

4126

✓ PREPARED BY & RETURN TO: DAVID A. BEAVER, P.O. BOX 1338, ALBEMARLE, NC 28002

NORTH CAROLINA
STANLY COUNTY

DECLARATION OF RESTRICTIVE
COVENANTS FOR OAK HILL
ESTATES, PHASE TWO

This Declaration is made and entered into this 6th day of June, 2022, by JERRY W. CRAYTON and spouse, AGNESL. CRAYTON, (hereinafter “Declarant”);

WITNESSETH:

That Whereas, Declarant is the owner of certain lots as enumerated and described on that Plat entitled “OAK HILL ESTATES, PHASE TWO”, recorded in Plat Book 23, page 37, Stanly County Registry.

That Whereas, it is for the mutual benefit of all homeowners owning said lots, present and future, in said Subdivision, that the hereinafter set forth Restrictive Covenants shall encumber said lots;

NOW, THEREFORE, Declarant does hereby declare that all of the properties referenced hereinabove shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are set forth for the purpose of protecting the value and desirability of the enumerated lots as depicted on the recorded plat aforesaid, and which said easements, restrictions, covenants and conditions shall be appurtenant to and run with the title to the real property aforesaid.

1. That all residential dwellings hereon, ie. “stick-built” homes and “off frame” modular homes, shall contain a minimum of 1,200 square feet of heated living space.

2. That no manufactured homes are permitted to be located on any of the land in the aforesaid subdivision.
3. That “off frame” modular homes are permitted to be located in the “Oak Hill – Phase Two” Subdivision aforesaid.
4. That personal animals, such as horses, goats, cows, dogs, cats and the like are permitted to be kept by the homeowners on the enumerated lots aforesaid.
5. That the subdivision is restricted to residential use only, and that no commercial operations or activities are permitted on any of the lands depicted on the recorded plat aforesaid.
6. That these covenants and restrictions shall exist, be binding and continue for twenty-five (25) years and then shall automatically renew for successive twenty-five (25) year periods of time thereafter unless amended or terminate by the owners of a two-thirds (2/3) majority of the lots in the subdivision; provided, however, until Declarant no longer owns any of the lots in the subdivision, he/they shall have the unilateral right to amend or terminate these restrictions, covenants, and conditions.
7. That it is hereby expressly understood, acknowledged and agreed that the “New 40’ Easement – Chantilly Lane” is hereby dedicated to the private use of the Owners of the enumerated lots in “Oak Hill Estates – Phase Two”, as well as to The Declarant (s) herein, and the owners’; as well as the Declarants’ invitees and Licensees.

See Addendum Hereto (SEAL)
JERRY W. CRAYON

See Addendum Hereto (SEAL)
AGNES L. CRAYTON

STATE OF NORTH CAROLINA
COUNTY OF STANLY

I, the undersigned Notary Public for the County of Stanly State of North Carolina, certify that JERRY W. CRAYTON and spouse, AGNES L. CRAYTON, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

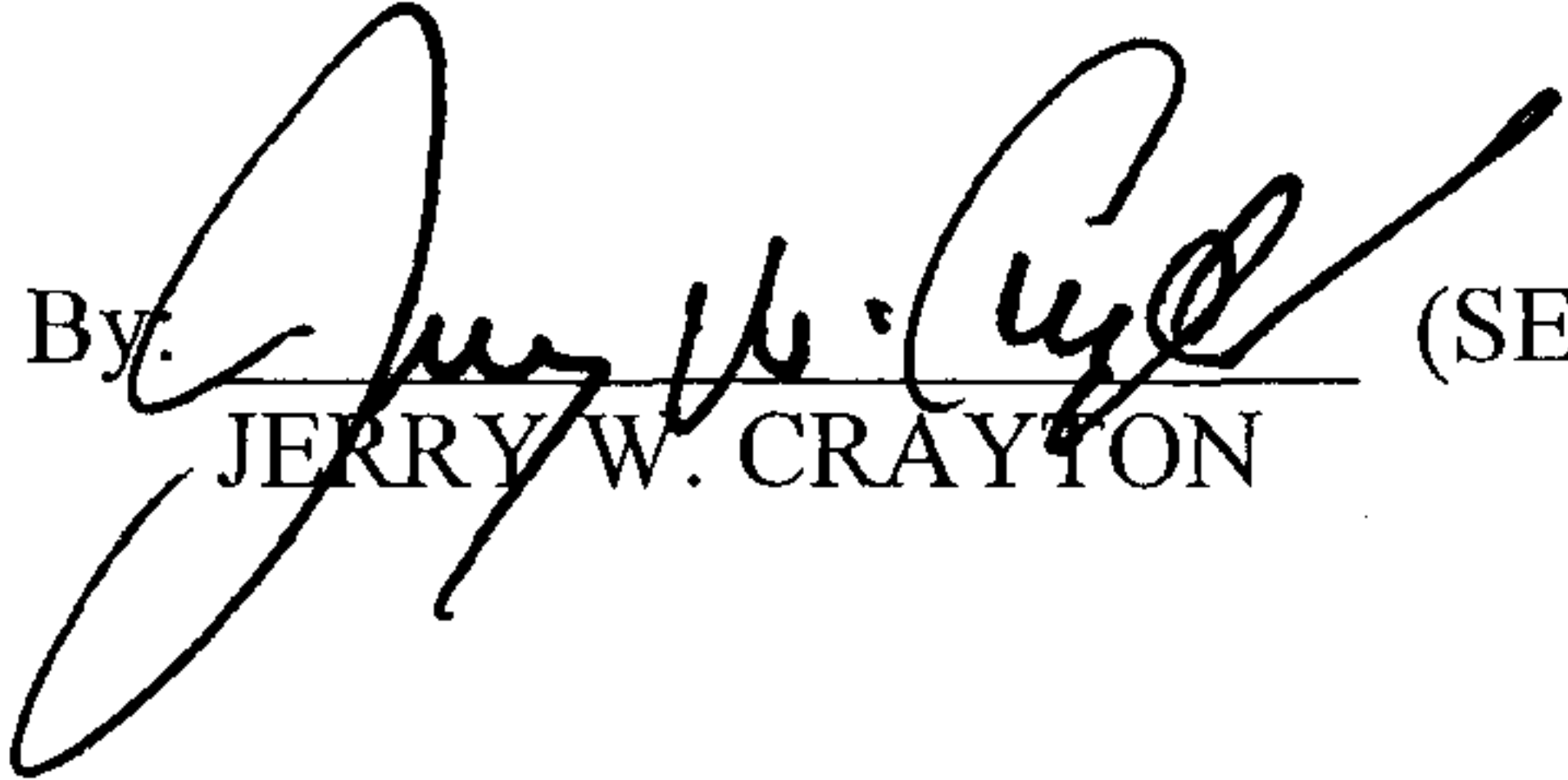
Witness my hand and Notarial stamp or seal this the 6th day of June, 2022.

See Addendum Hereto (SEAL)
Notary Public

My Commission Expires: 9-14-2022

SIGNATURE ADDENDUM

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as the day and year first above written.

By:  (SEAL)
JERRY W. CRAYTON

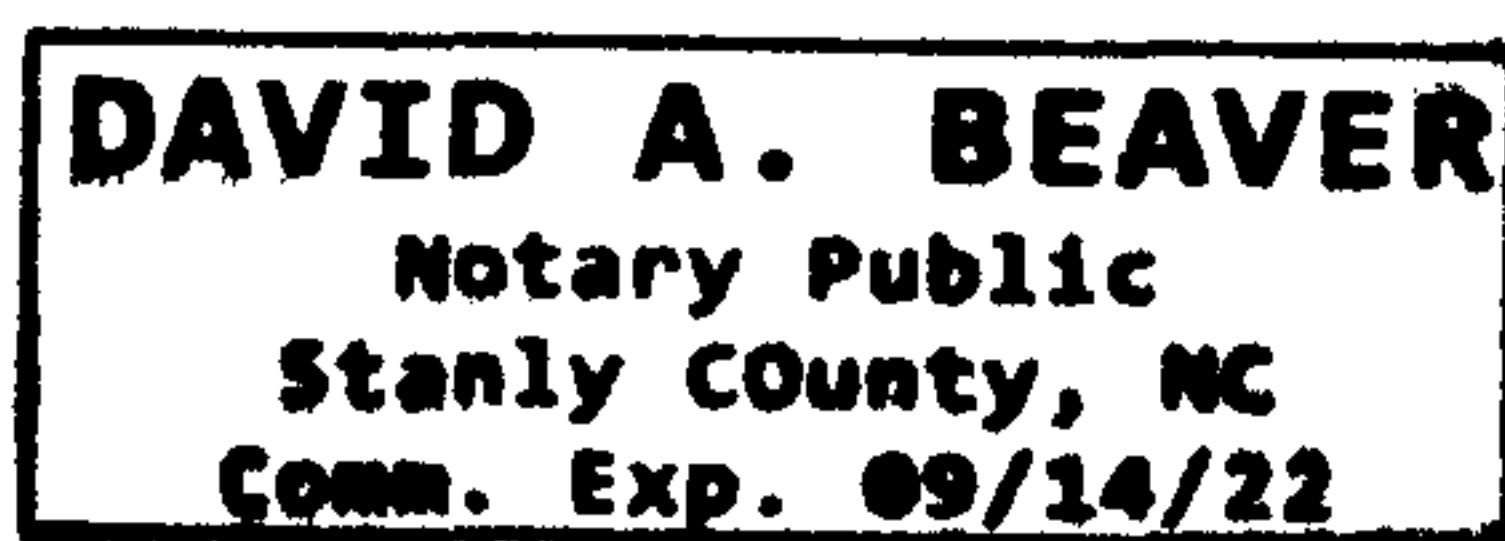
By:  (SEAL)
AGNES L. CRAYON

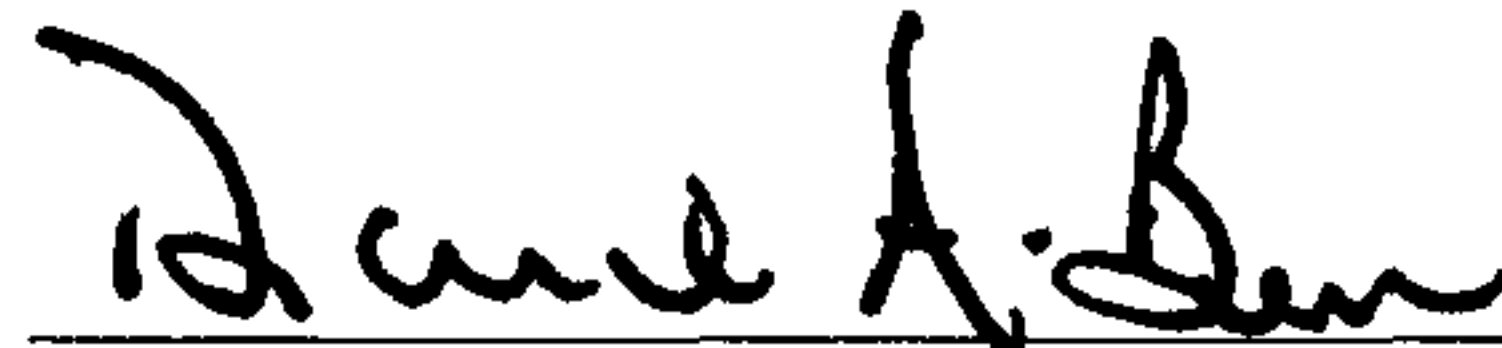
ACKNOWLEDGEMENT

NORTH CAROLINA
STANLY COUNTY

This is to certify that JERRY W. CRAYTON and spouse, AGNES L. CRAYTON, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial stamp or seal, this the 6th day of June, 2022.




Notary Public

My Commission Expires: 9-14-2022