

NORTH CAROLINA
ROCKINGHAM COUNTY
MANLEY FARM ACRES RESTRICTIVE
COVENANTS AND PRIVATE ROAD
MAINTENANCE AGREEMENT
Unofficial Document Unofficial Doc

This instrument was drawn by C. Orville Light Attorney at 407 S. Van Buren Road, Eden, N.C. After recording return to Draftsman.

We the undersigned Fred Busick and wife Cathy Busick, Louis Agundiz and wife Maria Agundiz, Lorenzo Lopez and wife Patricia Lopez all of Rockingham County, N.C. being all the owners of that subdivision located in Williamsburg Township, Rockingham County, North Carolina and known as "Manley Farm Acres" make these Restrictions on Use and Agreement to Maintain that Private Road shown on that subdivision plat for Fred Busick designated "Manley Farm Acres".

WITNESSETH:

Whereas, the undersigned covenant and agree and believe that their respective interests in that subdivision known as "Manley Farm Acres" will be promoted by a agreement imposing a common plan and Restrictions on the use of their respective tract of said Subdivision; and,

Whereas, all the lots or tracts of "Manley Farm Acres" adjoin that private road shown on said plat of survey of "Manley Farm Acres" by Shanks and Associates, Registered surveyors and engineers; and

Whereas, it is their mutual desire to maintain said private road for their mutual benefit; and

Whereas, said road is present and existing and needs to be maintained in it's current condition; and

Whereas, it is covenanted and agree that there are thirteen (13) lots adjoining said road and that the owners of each lot, covenants and agrees not to subdivide any lot on said plat; and

Whereas, it is agreed that the costs of maintenance of said road will be divided in to thirteen (13) equal parts and the owner of each lot or share will bear his or her thirteenth (13th) part and failure to do so will constitute a charge or lien against such lot; and

Whereas, this agreement shall be binding on the owners their respective heirs assigned and executors, and shall run with the land.

NOW THEREFORE:

It is covenanted and agreed that the owners of a lot or tract

of land designated "Manley Farm Acres" shall each bear one-thirteenth (1/13) of the up keep of the private road shown on the plat of said road with the owner of each lot paying one-thirteenth (1/13) of the costs of said maintenance; and,

It is Further covenanted and agreed that said tracts or lots shall be subject to the following restrictions on Use:

1. Each lot as designated on the aforesaid plat shall be occupied for a single family dwelling.
2. No lot will be subdivided.
3. The dwelling on each lot may be either a mobile home, modular home, sectional mobile home or a stick built home.
4. The occupants of each lot will use said lot so as to fully comply with all Rockingham County Ordinances.

Further this agreement is binding on the owners their heirs, devisee, assigns, executors, estates and successors in title; and this agreement to maintain the private road and the Restrictive Covenant shall run with the land.

THIS the 21 day of November, 2000.

Pat Lopez (SEAL)
OWNER

Saxena Lopez (SEAL)
OWNER

Marie Agundy (SEAL)
OWNER

Luis M. Agundy (SEAL)
OWNER

Fred Busick (SEAL)
OWNER

Cathy Busick (SEAL)
OWNER

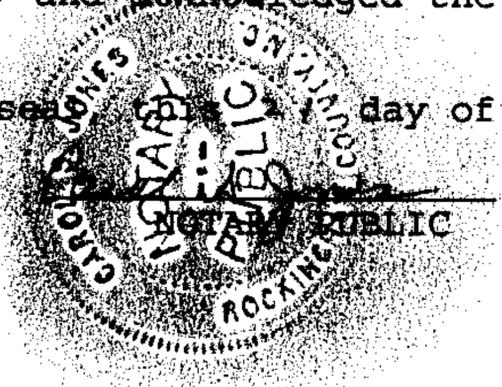
NORTH CAROLINA
COUNTY OF ROCKINGHAM

ACKNOWLEDGMENT

I, Carol S. Jones, a notary public of the above county and state, do hereby certify that Fred Busick and Cathy Busick, his wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official stamp or seal this 21 day of November 2000.

My Commission Expires 3-29-2003



RECORD OF POOR QUALITY DUE TO
CONDITION OF ORIGINAL DOCUMENT
(AMENDED G.S. 161-14)

NORTH CAROLINA

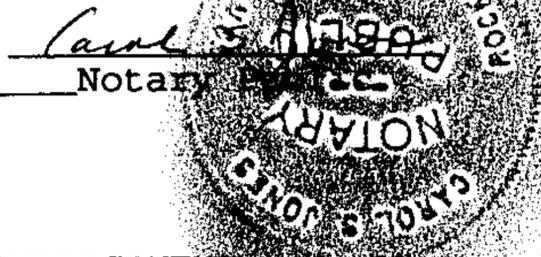
Unofficial Document ACKNOWLEDGEMENT Unofficial Document

ROCKINGHAM COUNTY

I, CAROL S. JONES a Notary Public of the above County and State do hereby certify that Louis Agundiz and wife Maria Agundiz personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my official stamp or seal this the 21 day of November, 2000.

My commission expires 3-29-2003



NORTH CAROLINA

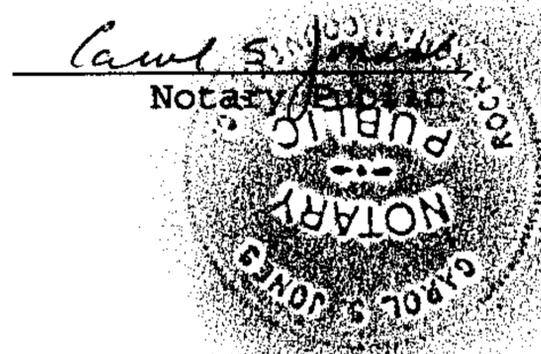
ACKNOWLEDGEMENT

ROCKINGHAM COUNTY

I, CAROL S. JONES a notary public of the above county and state do hereby certify that Lorenzo Lopez and wife Patricia Lopez personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my official stamp or seal this 21 day of November, 2000.

My commission expires 3-29-2003



NORTH CAROLINA-ROCKINGHAM COUNTY

The certificate(s) of Carol S. Jones

a Notary (Notaries) Public is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time shown herein.

REBECCA B. CIPRIANI, REGISTER OF DEEDS

BY Wanda A. McKee
Assistant/Deputy Register of Deeds

FILED
ROCKINGHAM COUNTY NC
REBECCA B. CIPRIANI
REGISTER OF DEEDS
11-21-2000 10:00:53
RECORDING 10.00
PROBATE 2.00
EXCISE TAX
RECEIPT NO. 60096-002

BOOK 1051 PAGE 1241