

**SEVEN OAKS SUBDIVISION
PROTECTIVE COVENANTS**

Countrytyme N.C. LLC, herein after referred to as "Declarant", hereby declares that the following described property as Seven Oaks Subdivision, as recorded in Map Book _____, Page _____ shall be held, sold, conveyed and occupied subject to the following covenants and restrictions, which are for the purposes of protecting the values and desirability of, and which shall run with, the land and each part thereof, and be binding on all parties having any right, title or interest in the land, and each part thereof, and their respective heirs, successors and assigns, and shall inure to the benefit of and be enforceable by the Declarant, each Lot Owner, and the respective heirs, successors and assigns of the Declarant and each Lot Owner.

Seven Oaks is situated in the State of North Carolina, County of Iredell, Township of Sharpsburg, being lots # 1 – 23 on Bowles Farm Road.

RESIDENTIAL USE:

1. Each Lot shall be occupied and used exclusively for single-family private residential or model homes purposes.
2. Any dwelling constructed or placed on the premises shall be stick built and shall meet the following conditions:
 - a) One Story (ranch style) home shall contain at least 1,800 square feet of finished living area.
 - b) Two story home shall have at least 2,000 square feet of finished living area.
 - c) All other style homes shall have at least 1,800 square feet of finished living area.
 - d) Living areas are exclusive of porches, breezeways, basements, and garages.
 - e) All dwellings must have at least a two-car garage constructed of similar material and style as the dwelling.
 - f) Roof pitch of home and garage shall be at least 7/12 with a minimum overhang of 12" for all homes other than Cape Cod style which shall have a minimum overhang of 8".
3. With the exception of soffits, gutters and downspouts, the front exterior of all homes, garages and detached structures shall be a natural material such as brick, stone, wood, stucco or Hardy Plank siding. All materials used in the exterior construction of a dwelling shall be new building materials. All residents shall be constructed on a solid masonry foundation. No residence shall have an exposed foundation or exterior of cement block.
4. Driveways – Initial driveways may be gravel, but they must be well maintained and dust shall be controlled. Within one 1 year after a dwelling is complete, all driveways shall be constructed of asphalt, plain concrete, textured concrete, pre-cast concrete pavers, or brick.
5. Signs – No sign, excluding a typical real estate For Sale, builder identification, or other such signs, shall be erected or maintained on any lot.
6. No garage or unfinished single family dwelling, travel-trailer, single-wide including Singlewide and Doublewide Manufactured Homes, barn, tent, basement or other outbuilding shall at any time be occupied or used as a temporary or permanent residence.
7. Manufactured housing (Double wide or Singlewide) and Modular homes shall not be placed on the property for any reason. Travel trailers may be stored on the property only after a permanent residence is completed.
8. Construction of both the dwelling and garage must be completed within (12) twelve months of beginning construction of the dwelling; however there is no time limit to begin building.
9. Property shall be kept reasonably trim and neat at all times (grass and weeds shall be kept mowed so they are no higher than 1 1/2 feet).
10. No more than one dwelling may be constructed on any lot.
11. The buyer, his heirs and assigns, may not further subdivide any lot. Countrytyme reserves the right to amend and or subdivide any remaining unsold lots.

CONSTRUCTION PERMITS AND COMPLIANCE

1. Prior to any construction, each lot owner must obtain all applicable permits.
2. Prior to any construction, all driveways shall have storm water culvert pipe installed in compliance with NC DOT standards.
3. Each lot owner is responsible for compliance with NC DOT regulations regarding driveways and public right-of-way.
4. Each lot owner shall be responsible for the installation and maintenance of erosion and sediment control measures as required by all county or governmental agencies.

