

**Proposed
Restrictive Covenants**

**Grogan Road
Stoneville, NC**

The above-described tract is one of Seven Tracts located in Grogan Acres (Plat Book xx Page xxx Rockingham County), and shall be subject to the following restrictions:

- (a) All Tracts shall be for residential use only.
- (b) No Tract may be subdivided less than 5 acres.
- (c) Grantor reserves the right to make such modifications and exceptions to the restrictions and reservations herein created so long as such exceptions, changes and alterations promote the orderly and harmonious development of the property subjected hereto.
- (d) No single or doublewide mobile homes can be placed on any Tract.
- (e) Nuisances: No noxious, offensive, or illegal trade or activity shall be carried on upon the Tract, nor shall anything be done thereof which may be or become a nuisance or annoyance to the neighbor.
- (f) Any restrictions, covenants or conditions herein set forth may be extended, removed, modified or changed by securing the written consent of the Grantor, his successors or specific assigns, which written consent shall be duly executed, acknowledged, and recorded in the Office of the Register of Deeds, Surry County, North Carolina, and which written consent may be given or withheld within the uncontrolled and sole discretion of the Grantor, his successors or specific assigns.
- (g) Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain or recover damage.
- (h) Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
- (i) These covenants run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date of this instrument.

