

Ma: l.

Prepared by and Held for:  
J. Peter Rascoe, III (ab)  
Law Office of Charles L. Hinton, III  
113 Edinburgh So., Suite 102  
Cary, North Carolina 27511

NORTH CAROLINA

PROTECTIVE COVENANTS FOR PHASE ONE,  
ASHLEY FOREST WEST, ASHLEY FOREST SUB-  
DIVISION, RECORDED IN BOOK OF MAPS 114,  
PAGE 158, DURHAM COUNTY REGISTRY

DURHAM COUNTY

THESE PROTECTIVE COVENANTS, made this the 22nd day of June, 1987, by  
ARAPPOO, INC. (hereinafter "Declarant");

WITNESSETH:

Declarant hereby declares that the following described real property, of which it  
is owner, located in Oak Grove Township, Durham County, North Carolina, is and shall  
be held, transferred, sold and conveyed, subject to the protective covenants herein-  
after set forth:

BEING all of Phase One  
Ashley Forest West  
Ashley Forest Subdivision  
As shown on map recorded in  
Book of Maps 114, Page 158  
Durham County Registry.

Waiver of  
Protect.  
Coven.

BK 1567  
PG 897  
12-29-89

Declaration  
BK 1567  
PG 443  
+ 455  
12-27-89

Declaration  
BK 1501  
PG 553-555  
1-11-87  
Waiver  
BK 1554  
PG 208  
10-17-89

Declaration  
BK 1497  
PG 308  
582  
12-30-87

1. Preamble. The above described lands, which are subject to these protective  
covenants, and other lands, which now or hereafter will be subject to similar  
covenants (collectively called "the subdivision"), are being developed by Declarant.  
Declarant reserves the authority to approve or disapprove architectural plans of  
proposed construction and the location of improvements on each lot in the  
subdivision; provided, however, that such approval shall not be unreasonably withheld  
by Declarant.

2. Purpose. The real property above described is hereby made subject to the  
protective covenants and restrictions hereby declared for the purpose of insuring the  
best use and most appropriate development and improvement of the subdivision and each  
building site therein; to protect the subdivision and the owners of building sites  
therein against such improper use of surrounding building sites as will depreciate  
the value of the property of each; to preserve so far as practicable, the natural  
beauty of the real property and especially the trees growing thereon; to guard  
against the erection thereon of poorly designed or proportioned structures, and

structures built of improper or unsuitable materials; to obtain harmonious color schemes; to insure the highest and best development of said property; to encourage and secure the proper siting and erection of attractive homes thereon; to secure and maintain proper setbacks from streets, and adequate free space between structures; and, in general, to provide adequately for a high type and quality of improvements on said property, and thereby to enhance the values of investments and by purchasers of building sites therein.

3. Residential Building Sites. Each lot shown on the recorded plat above described shall constitute a residential building site (hereinafter called "building site") and shall be used for residential purposes only. No structure shall be erected, altered, placed, or permitted to remain on any building site, other than one detached single family dwelling not to exceed two and one-half stores in height, and, unless otherwise approved by the Declarant, its successors or assigns, a private garage for not more than two cars.

4. Dwelling Size. The minimum area under roof (including the garage, if any) shall be 1150 sq. ft. for a one-story dwelling and 1500 sq. ft. for a one-and-one-half story, two story, or two-and-one-half story dwelling.

5. Existing and Additional Improvements. Following the issuance of a Certificate of Occupancy by the appropriate municipal authority, no alteration or modification of the dwelling house or improvements, including change of exterior color, shall be undertaken (other than normal maintenance and repairs), and no construction, erection, or installation of any additional new structures, including doghouses, facilities, or other improvements, except by the Declarant, shall be undertaken without the prior express written consent of the Board of Directors of the Ashley Forest Association of Durham, or its duly designated Architectural Committee (hereinafter collectively referred to as the "Association").

6. Removal of Trees. Following initial construction of improvements on any building site, no trees having a trunk diameter exceeding six (6) inches, four (4) feet above ground level, shall be removed therefrom without the prior express written approval of Declarant, unless the tree is dead or diseased or poses an imminent threat or danger to persons or property.

7. Clearances. Except with the prior written approval of the Architectural Committee of the Association or Declarant, no building of any kind, including garages, shall be located on any building site less than twenty-five (25) feet from

the front lot line; provided, however, that on a corner lot, a dwelling may be located not nearer than fourteen (14) feet to one street if the dwelling is at least twenty-five (25) feet from the other street. No building shall be located nearer than eight (8) feet to an interior lot line except that a five (5) foot side yard shall be permitted for a garage or other permitted accessory building located 80 feet or more from the minimum setback line. For the purpose of this covenant, eaves and steps shall not be considered a part of a building; provided, however, this shall not be construed to permit any portion of a building on a lot to encroach upon another lot. Declarant reserves the right for Declarant or the Association to waive violations of the setback and side line requirements set forth in this paragraph. Waivers shall be in writing and signed by Declarant or the Association and be recorded in the Durham County Registry.

8. When Approval Implied. Where any owner or builder must secure prior approval of Declarant under these covenants before undertaking any activity or work, request for approval shall be submitted in writing, and failure of Declarant to give or deny approval within thirty (30) days following receipt of the written request shall be deemed to constitute approval, unless suit has been or is instituted to enjoin the proposed activity or work or the completion thereof.

9. Signs. No signs, billboards, or posters of any nature shall be erected, placed, exhibited, or maintained on any building site except: 1) for one sign of not more than five square feet advertising the property for sale or rent, or signs used by Declarant, or 2) with the prior approval of, and in conformity with the size, design, and format, and for such time period, as is or may be prescribed from time to time by the Declarant or the Association.

10. Nuisances. No noxious or offensive activity shall be carried on upon any building site, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No trade materials or inventories may be stored upon the premises and no trucks, pick-ups, tractors or commercial vehicles displaying the name of any firm or produce may be stored or regularly parked on the premises except in garages or well screened enclosures approved by the Declarant or the Association. No satellite dish-type antennas, or outside clothes lines, shall be constructed, erected, or placed on the building site. No business activity or trade of any kind whatsoever shall be carried on upon any building site except those activities normal and incident to the initial construction and sale of dwelling units

on the site.

11. Temporary Buildings Prohibited. No trailer, basement (unless said basement is a part of a residence erected at the same time), tent, shack, barn or other outbuilding shall be erected or placed on any building site covered by these covenants, except as specifically permitted herein.

12. Pets and Other Animals. No animals or poultry of any kind shall be kept or maintained in any part of said property, except that house pets may be kept or maintained, provided they are not kept or maintained for commercial purposes. Further, no pens or runs shall be allowed on any lot. The fencing of yards shall be subject to the provisions of Paragraph 13.

13. Fences. No fence, wall, hedge, or mass planting shall be permitted except upon the prior approval of the Declarant or the Association. No type of metal fence shall be permitted whatsoever unless required by law, with the exception of the use of such by the Declarant for security of the pool and any related common area facilities. Notwithstanding the foregoing, a two inch x four inch mesh metal fence may be used with split-rail fencing to contain house pets within the yard. No fence shall be permitted nearer the front lot line than the front house or dwelling line.

14. Parking. Adequate off-street parking shall be provided by the owner of each building site for the parking of automobiles and other vehicles owned or controlled by such owner, members of the owner's family, or employees of the owner. Owners of building sites covenant and agree not to park their automobiles, motorcycles, boats, vehicles of 3/4 ton weight or more, and other vehicles on the streets located in the residential areas of this subdivision. Further, owners covenant and agree that boats, motorcycles, trailers, campers and recreational vehicles shall only be parked in garages or enclosures approved by the Declarant or the Association and not on any part of a lot exposed to view either from the street, another lot or from any common area.

15. Utility Connections. All telephone, electric and other utility lines and connections between the main utility lines and connections between the main utility lines and residence and other building located on each building site shall be concealed and located underground so as not be visible.

16. Easement Reserved. Declarant, for itself and its successors and assigns, hereby reserves, and is given a perpetual easement, privilege, and right, including

