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Lenoir County, NC
Margaret Seymour Register of Deeds
BK 1537 PG 169-170

INDEXED

**Walnut Run Homeowners Association
The Restrictive And Protective Covenants And Conditions**

Walnut Run Subdivision
Section 1 & 2
Deep Run, North Carolina Trent Township

1. **Lot.** The word "lot" as used herein shall mean the land as described in the above metes and bounds description and shall at no time and for any reason be sub-divided. In a case where the buyer purchases two lots, each lot may be sold separately. No trees are to be cut until property is completely paid for.
2. **Land Use and Building Type.** No structure shall be erected, altered, placed or permitted to remain on this lot other than for use as a single-family residential dwelling and only one single-family residential dwelling shall be erected or permitted to remain upon this lot. No mobile or modular home may be erected or permitted to remain upon this lot. Grass will be cut and yard kept neatly in accordance with neighborhood standards. No mowing of grass on Sunday morning.
3. **Dwelling Size.** The residential dwelling erected on this lot shall contain no less than 1350 sq ft of heated or living area.
4. **Dwelling Quality.** The dwelling and outbuildings erected upon this lot shall be constructed of material of good grade, quality and appearance and all construction shall be performed in a good and workmanlike manner. The exterior construction of any dwelling shall not be asbestos shingle siding, imitation brick or stone roll siding, or of concrete blocks. No "shell home," as the term is generally understood at this time in this area, shall be erected or allowed to remain on this lot. the outside area surface of beams, walls, and roofs of any appurtenant structures located on this lot shall be of material and quality of construction comparable in cost, design, and quality to the outside surfaces of the dwelling located on this lot. No metal storage shed shall be located on this lot. Any storage shed or barn shall be designed, constructed and maintained so as to be aesthetically compatible with the dwelling located on said lot.
5. **Garbage and Refuse Disposal.** This lot shall not be used or maintained in an unsightly manner or as a dumping ground for rubbish, trash and debris. Rubbish, trash, debris, garbage and other waste shall be kept only in sanitary containers. All incinerators, containers or other equipment for the storage or disposal of such waste materials shall be kept in a clean and sanitary condition.

Return: Matrix East

6. **Nuisances.** No noxious or offensive trade or activity shall be carried on upon this lot nor shall anything be done thereon which may be or become a nuisance or annoyance to the neighborhood. No truck or commercial vehicle in excess of one and one-half ton load capacity shall be parked or permitted to remain on this lot. No wrecked or junked motor vehicle or vehicle without current license plates and registration shall be permitted to remain upon this lot. No trailer, mobile home, camper or like recreational vehicle shall be permitted to remain upon this lot unless it is located so as not to be visible from the street.

7. **Temporary Structures.** No structure of a temporary character, trailer, basement, tent, shack, barn, or other outbuilding shall be used in any way on this lot at any time as a residence either temporarily or permanently.

8. **Signs.** No signs of any kind shall be displayed to the public view on this lot. However, one sign of not more than five square feet advertising the property for sale and signs used next to a building to advertise the property during the construction and sales period are permissible.

9. **Livestock and Poultry.** No cattle or poultry of any kind shall be raised, bred, or kept on this lot. Dogs and cats may be kept providing they are not kept, bred, or maintained for commercial purposes. Dogs and cats are limited to two each. Dogs which might be a safety hazard are not allowed.

10. No firearms are to be fired upon this property. No four-wheelers or similar noisy vehicles to be operated on this property. No racecars may be stored or operated on this property.

11. All activities on this property, by the owners(s) or by visitors, must be carried out as appropriate to a quiet residential neighborhood.

12. If this property is resold, these covenants and restrictions must be included on the deed.

EXHIBIT "A"

Being the property and the areas shown as public right-of-way as depicted on the map entitled "Map for Record Survey for Walnut Run Subdivision, Section 1", dated January 4, 2008, prepared by Matrix East, PLLC and received by the owners, Howard I. And Juliann D. Hickerson, on March 6, and on the map entitled "Map for Record Survey for Walnut Run Subdivision, Section 2, dated January 4, 2008 prepared by Matrix East, PLLC and received by the owners, Howard I. And Juliann D. Hickerson, on March 6

Acting President, Howard I. Hickerson & Acting Vice President, Juliann D. Hickerson

No meeting has yet occurred, but a majority of property owners voted "YES" on the Walnut Run Homeowners Association.

State of Tennessee
County of Cumberland

Howard I. Hickerson
President

17 March 2008
Date

Juliann D. Hickerson
Vice President

3-17-08
Date

On, March 17, 2008, before me, personally appeared,
Howard I. Hickerson and
Juliann D. Hickerson, personally known to me to
be the person(s) whose name(s) is/are subscribed to the within instrument and executed the
instrument in my hand and official seal.

