

**PROPOSED RESTRICTIVE COVENANTS FOR WILLIAM D. SPIEGEL, JR.  
PROPERTY AT CHICKEN BRIDGE**

**June 17, 2024**

**DECLARATION OF RESTRICTIONS AND EASEMENTS  
CHATHAM COUNTY, NORTH CAROLINA  
(highlighted text= to be discussed)**

KNOW all men by these presents that William D. Spiegel, Jr., hereafter Declarant, is the owner of all of these certain parcels of land, as shown on the plats recorded on Plat Slide xxxxx, Chatham County Registry; and

WHEREAS, the individually numbered tracts shown on said plats are intended as dwelling sites and the Declarant hereto desires and intends that the several purchasers, owners, and mortgages thereof, and all persons acquiring an interest therein now or hereafter shall at all times enjoy the benefits of and shall hold their individual parcels subject to the rights, easements, privileges, burdens and uses hereinafter set forth.

NOW THEREFORE, Declarant does hereby declare, covenant and agree that the following rights, easements, burdens, covenants, uses and privileges shall and do exist at all times hereafter among the several persons, firms and corporations who may acquire title, own, purchase or mortgage all or any portion of said parcels of land shown by the plats recorded on Plat Slide(s) xxxxxxx, Chatham County Registry in the manner and to the extent set forth herein, and that the declarations and restrictions contained herein shall be easements appurtenant to and running with the land binding upon and inuring to the benefit of the undersigned or assigns and each and every person owning or having an interest in any of said property as follows:

1. Subject to the provisions contained in the sentence below, only one single family residence may be constructed on any tract. No trailers, doublewides or manufactured homes shall be placed or constructed on any tract. However, factory-built homes shall be placed or constructed in compliance with the NC State Residential Building Codes with architectural plans approved by the Declarant are allowed.
2. All tracts and any buildings constructed thereon shall be used for residential purposes only and shall not at any time be used for purposes of trade, business or manufacturing or any other industrial or commercial use. This shall not preclude crafts or a professional from having an office in his home.
3. No dwelling or residential structure shall be located upon any building lot or site nearer to the front of the property line than 50 feet or nearer to the side and rear property lines than 25 feet.
4. No single-family dwelling shall be built, erected, altered or used unless the main body of the structure, exclusive of garages, porches, breezeways, stoops and terraces shall contain at least 1250? square feet of floor space. Measurements for computing floor space shall be made from outside wall lines.

5. No structure of a temporary character, trailer, basement, vehicle, shack, garage, barn or any other outbuilding shall be inhabited, located or used upon any tract at any time as a residence, either temporary or permanently. One outbuilding is allowed, providing it is designed, built and located in accordance with the wishes of the Architectural Review Board. The design of the outbuildings shall be similar to the design of the house on the subject lot and shall be constructed of quality materials and in a professional manner. Fencing design and placement shall also be subject to approval by the Board. The Architectural Review Board shall consist of the lot owners, and each shall have one vote. A simple majority of the lot owners will be required to approve or reject each requested project.
6. No tract shall be used or maintained as a dumping ground for rubbish, and no junk, disabled, or unregistered motor vehicles shall be allowed upon said property. Trash, garbage or other waste shall not be kept, except in sanitary containers which shall not be visible from the street unless shielded by a fence or fencing compatible in design and quality with surrounding structures on that tract.
7. Personal property such as boats, travel trailers, clothes lines, etc. shall be discreetly screened or unobtrusively located or stored on the lot.
8. No obnoxious and offensive activity shall be carried on upon any tract, nor shall anything be done thereon which may be or might become any annoyance to the neighborhood. This includes, but is not limited to, loud music, loud vehicles, noisy pets or farm animals.
9. No recreational discharge of firearms or any type of hunting shall be allowed.
10. No riding of motorized vehicles in the woods or on any property except on private roads that provide ingress, egress and regress to homes; ATVs and off-road motorcycles are strictly prohibited.
11. No area lighting. Lights that illuminate the immediate area around the dwelling are allowed.
12. All residents are entitled to quiet enjoyment of their property. No farm animals or fowl may be kept on any tract and animals that are noxious to the adjoining property owners or the neighborhood are prohibited. Limited numbers of dogs, cats, and other household pets may be kept on home sites under reasonable regulations of control and sanitation. *There shall be a maximum of two (2) dogs per tract. Continually barking dogs (i.e., dogs left outside that bark in a continuous manner for no apparent reason) will be kept inside or fitted with effective anti-bark collars.*
13. All tracts that may be hereafter conveyed shall be accepted subject to any easements or rights-of-way that may have been previously granted for power, light, telephone, roads, and drainage facilities.
14. All individual water supply systems and sewage disposal systems shall be constructed and equipped in accordance with specifications of the

Chatham County Health Department or other agency having jurisdiction thereof.

15. Landscaping of acres not used for structures upon any tract shall be done in a manner so as to preserve privacy, natural beauty, and prevent soil erosion.
16. Timbering is not allowed except to clear a home site, driveway, or garden space. In no instance is more than one half additional acre to be cleared, and this will be done in such a way as to limit the visibility of the home from adjoining tracts and roads. The river floodplain shall not be cleared or disturbed in such a way as to contribute to soil erosion into the Haw River.
17. The three (3) lots that are accessed from Swimming Chicken Lane shall share the maintenance costs of the common 200 feet? of road and culverts at the entrance from Chicken Bridge Road.
18. These restrictions or any changes therein shall inure for the benefit of and run with the land and shall be binding on all parties or persons claiming under the said owner, until January 1, 2046, at which time the said restrictions shall terminate; however, the restrictions herein contained may be expanded in whole or in part for any definite additional period of time by a written declaration of the owners of two-thirds (2/3) of the tracts within this area provided such declaration is recorded in the office of the Register of Deeds of Chatham County, North Carolina, six (6) months prior to January 1, 2046, and provided further that any of the restrictions herein contained may at any time be changed by mutual consent in writing of (a) the owners of all the tracts adjoining upon which such restrictions are to be changed, and (b) the owners of two-thirds (2/3) of all the tracts within the area covered by these restrictions.
19. Enforcement of these covenants or restrictions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
20. Enforcement of these covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate the restrictions, either to restrain violation or recover damages.