

STATE OF NORTH CAROLINA :

COUNTY OF NEW HANOVER :

THIS DECLARATION, made this 22 day of April, 1966, by CHANNEL ACRES, INC., a North Carolina corporation of New Hanover County, North Carolina;

W I T N E S S E T H :

THAT, WHEREAS, the party hereto has placed on record in the New Hanover County Registry, a map showing an area designated as Channel Acres Subdivision, which is being developed by it, said map being recorded in Map Book 9, at Page 27, and;

WHEREAS, it is the desire of the party hereto that a uniform plan of development be created and followed in respect to the lots in said development.

NOW, THEREFORE, the said Channel Acres, Inc., for itself, its successors and assigns, does hereby declare that the following restrictions shall apply to all of the lots in Channel Acres Subdivision and shall be binding on all parties claiming by, through or under them.

1. All lots in this subdivision shall be for residential purposes only.
2. No one story residences shall be constructed that shall have a floor space of less than 1200 square feet of heated area.
3. No two story or split level residences shall be constructed on any lot to contain less than 2150 square feet of heated area.
4. No houses which are commonly known as "A" frame houses shall be constructed on any lots in this subdivision.
5. The plan and design of all houses and residences that shall be erected on any lot in this subdivision shall be approved by an officer of Channel Acres, Inc. or by its duly constituted agent.
6. No lot as shown by the official plan of above lots shall be re-subdivided unless such part of the subdivided lot becomes a part of a whole lot and the remainder of a subdivided lot becomes a part of another whole lot.
7. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence.
8. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which will remain in full force and effect.

IN WITNESS WHEREOF, CHANNEL ACRES, INC. has caused this instrument to be signed in its name by its President, attested by its Secretary, and its corporate seal affixed thereto, all by order of its Board of Directors, on the day and year first above written.

CHANNEL ACRES, INC.

BY: J. S. Stone
President

ATTEST:
Richard Wetherill

STATE OF NORTH CAROLINA :

COUNTY OF NEW HANOVER :

Personally appeared before me, E. C. Craft Jr., a Notary Public in and for the State and County aforesaid, Richard Wetherill, who being by me duly sworn, says that he knows the common seal of Channel Acres, Inc., and is acquainted with Joseph S. Stone, who is the President of said corporation, and that he, the said Richard Wetherill, is the Secretary of said corporation, and saw the said President sign the foregoing instrument, and saw the said common seal of said corporation affixed to said instrument by the said President, and that he, the said Richard Wetherill, signed his name in attestation of the due execution of the said instrument in the presence of said President of said corporation.

Witness my hand and notarial seal this 4 day of May, 1966.

E. C. Craft Jr.
Notary Public

My commission expires:
May 21, 1966

STATE OF NORTH CAROLINA
New Hanover County
The foregoing Certificate of
E. C. Craft Jr.

Notary Public of New Hanover County,
is adjudged to be correct. Let the instrument with the Certificate be recorded.

Drawn by W. Allen Cobb

This the 4 day of May, 1966
Paul P. Ward
Clerk Superior Court



Received and Recorded
May 4, 1966, L:209.11.
Paul Blanchard
Register of Deeds