

H & P Incorporated a North Carolina corporation with its principle office in New Hanover County, North Carolina, being the owner in fee simple of lots numbered one through 28 comprising the Subdivision known as Oak Forest situated in Harnett Township in said county and state and shown and designated on the official map of said subdivision recorded in Map Book/D on Page 39 in the office of the Register of Deeds of New Hanover County, for the purpose of insuring the use of said lots for the attractive and pleasant residential purposes only, hereby and/as the following declaration of covenants and restrictions which shall apply to all of said lots and be binding upon the purchasers thereof and all parties claiming under, by or through them.

- (1) The lots described above shall be used for residential purposes only.
- (2) No residence shall be constructed on said property smaller than 1100 square feet of floor space which shall be exclusive of porches, steps, walk, garages, etc.
- (3) All outside walls shall be built either of brick or wood siding, or an equivalent and the same shall be finished or painted.
- (4) Not more than one single family residence shall be erected on any lot as shown on said subdivision map.
- (5) No lot shall be subdivided unless each part of said lot becomes part of another whole lot.

(6) No part of any building shall be nearer front lot lines than 40 feet. All side building lines shall be a minimum of 10% of front lot size.

(7) No mobile home, tent, shack or temporary structure shall be located on any lot or used at any time as a residence, nor shall any building or structure of a temporary nature be permitted on any lot.

(8) No sign or bill board of any description shall be displayed on any lot, other than private name plate or signs for identification of the resident and signs advertising the property "For Rent" or "For Sale."

(9) All covenants and restrictions herein set forth shall run with the lots above described and be and remain in full force and effect for a period of twenty years from the date hereof at which time they shall be automatically extended for successive periods of ten years unless by vote of the majority of the ten owners of the lots not under legal disability it is agreed to revoke or amend same.

(10) Invalidation of any one of these covenants or restrictions by court order or otherwise shall not affect any other covenant or restriction and the others shall remain in full force and effect.

In testimony whereof, the above named corporation has caused this instrument to be executed by its President and Secretary, by authority of its board of directors, this the 13th day of May, 1969.



H & P INCORPORATED

BY Harold J. Parker  
President

Attest:

Adly W. Wink  
Secretary

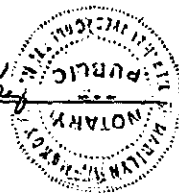
NORTH CAROLINA

NEW HANOVER COUNTY

I, Marilyn W. McKay, a Notary Public of the State and County aforesaid, certify that Bobby W. Harrelson personally came before me this day and acknowledged that he is secretary of H & P Incorporated, a North Carolina corporation with its principal office in New Hanover County, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its president, sealed with its corporate seal, and attested by himself as its secretary.

Witness my hand and notary seal this 17th day of July, 1969.

Marilyn W. McKay  
Notary Public



My commission expires: May 31, 1970

STATE OF NORTH CAROLINA  
New Hanover County  
The foregoing Certificate of  
Marilyn W. McKay,  
Notary Public of New Hanover County, is  
certified to be correct.  
This the 17th day of July, 1969  
Drawn By: H. & P. Incorporated  
Lola C. LeRay, Register of Deeds  
By Helen M. Bowen, Deputy

Received and Recorded  
July 17, 1969 at 10:51 a.m.  
Lola C. LeRay  
Register of Deeds