

TO HAVE AND TO HOLD the above granted and described premises, together with all and singular, the rights, privileges, easements, tenements and appurtenances thereunto belonging, or in anywise appertaining unto the said parties of the second part, their heirs and assigns in fee simple, forever, subject to the restrictions, conditions, reservations and easements aforesaid.

AND the said Sidney J. Cullingham and wife, Charlotte A. Cullingham, for themselves, their heirs, executors and administrators do covenant to and with the said parties of the second part, their heirs and assigns, that they are seized in fee of the above granted and described premises, and they have good right to sell and convey the same in fee simple; that the same are free and clear of any and all encumbrances, and that they will and their heirs, executors and administrators shall warrant and defend the title to the same against the lawful claims and demands of any and all persons whomsoever, subject only to the aforesaid restrictions, conditions, reservations and easements.

IN TESTIMONY WHEREOF, Sidney J. Cullingham, and Charlotte A. Cullingham, the parties of the first part have hereunto set their hands and seals, the day and year first above written.

STATE OF NEBRASKA
COUNTY OF DOUGLAS SS

Sidney J. Cullingham, (SEAL)
Charlotte A. Cullingham (SEAL)

I, Frances Taylor, a Notary Public in and for the State and County aforesaid, do hereby certify that Sidney J. Cullingham and wife, Charlotte A. Cullingham, personally appeared before me this day and acknowledged the due execution of the annexed instrument.

Witness my hand and Notarial Seal, this 16 day of July 1957.

(Notarial seal)

Frances Taylor, Notary Public.

My com expires May 9, 1961.

STATE OF NORTH CAROLINA,
NEW HANOVER COUNTY.

The Foregoing Certificate of Frances Taylor, a Notary Public of Douglas County, Neb. is adjudged to be correct. Let the instrument with the Certificates be recorded. This the 8th day of Nov. 1957.

Received and recorded the 8th day of Nov. 1957
at 11:00 A.M. and verified.

Ethel A. Brown, Jy
Clerk of Superior Court.

R. L. Black
Register of Deeds.

PINE HILLS :

DECLARATION OF RESTRICTIONS

STATE OF NORTH CAROLINA,
COUNTY OF NEW HANOVER.

KNOW ALL MEN BY THESE PRESENTS, That we, Raiford G. Trask and wife, Mabel Dunn Trask, and W.W. All and wife Frances M. All, who are the owners of all of the lots in that certain sub-division in Harnett Township, New Hanover County, North Carolina, known as "Pine Hills", as the same are shown on a certain map or plat of said sub division prepared by J.B. Davis, Jr., Registered Surveyor, which is recorded in Map Book 6 at Page 59 in the New Hanover County Registry, do hereby covenant and agree to and with each other and with all persons, firms or corporations hereafter owning or acquiring any of the above mentioned lots, that the same use of all of said lots is hereby made subject to the following restrictions or restrictive covenants, which shall run with the land and be binding upon said lots and whomsoever owns the same, to-wit:

1. No lot or lots shall be put to any use other than for residential purposes, and not lot, or any portion thereof, shall be used as a public or private street or roadway, except that a portion of any lot may be used a driveway incidental to the normal use of said lot for residential purposes.
2. No building shall be erected, altered, placed upon, or permitted to remain on any lot other than one detached single family dwelling, not to exceed two stories in height, and a private garage for not more than two cars.
3. No dwelling costing less than five thousand dollars shall be permitted on any lot.
4. No building shall be located on any lot nearer than forty feet to the front line or nearer than eight feet to any side line or nearer than 10 feet to a side line when said side line is a street line.
5. Not lot or lots shall be put to any commercial use and no noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be, or may become, an unreasonable annoyance or nuisance to the neighborhood.
6. No structure of a temporary character, trailer, tent, shack, garage barn or other outbuilding shall be used on any lot as a residence, either temporarily or permanently, however, this shall not prohibit the maintenance of living quarters for servants above a garage when the main building has been completed.
8. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste, and rubbish, trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. No surface closets shall be kept or maintained on any lot, and sewerage disposal shall only be by septic tank, which shall comply with the requirements of the North Carolina State Board of Health, until such time as a general sewage disposal system maybe installed.
9. The layout of lots as shown on the map of the subdivision shall be adhered to and no lot shall be resubdivided unless such part of a subdivided lot becomes a part of a whole lot and the remaining part of such subdivided lot become a part of another whole lot.