

6277 Book 472 Page 195

This Instrument Prepared by T. Michael Jordan, Attorney  
HAYWOOD COUNTY NC  
04/30/1999 5:02 PM  
AMY R. MURRAY  
Register of Deeds

NORTH CAROLINA  
HAYWOOD COUNTY

DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made on the date hereinafter set forth by FRANK P. PETZOLD, JR., hereinafter referred to as "Declarant", (joined by his spouse, CONNIE V. PETZOLD);

W I T N E S S E T H :

WHEREAS, Declarant is the owner of certain property in Beaverdam Township, Haywood County, State of North Carolina, which is more particularly described as:

BEING Lots Nos. 30 through 34 and Lot A of Brook Hollow Estates, Section Three, being shown and described on a plat of survey by L. Kevin Ensley RLS, dated January 5, 1999, as recorded in Cabinet C, Slot 2057, Haywood County Registry, to which reference is hereby made for more complete and particular description thereof.

TOGETHER WITH such additional lands as may be placed from time to time hereafter under the coverage hereof by express supplemental declarations incorporating these covenants, conditions and restrictions by specific reference.

Connie V. Petzold joins in the execution solely as the spouse of the Declarant and not as an owner of said Properties.

NOW, THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, and which shall run with the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof, which are for the following purposes:

- a. To insure the best use and most appropriate development and improvements of the described lots;
- b. To protect the owners of Brook Hollow Estates against any improper use that will impair or depreciate the value of the property and/or other lots in the subdivision;
- c. To guard against poorly designed and proportioned structures and structures built of improper or unsuitable material as regulated and controlled by Haywood County Building Codes and North Carolina Building Codes.
- d. To preserve, so far as practical, the natural beauty of Brook Hollow Estates; and