

RESTRICTIVE COVENANTS
OF

LITTLE RIVER RANCH
Lots 1 through 6, 7-A, 7-B and
8 through 18 of Section One, and
Lots 19 through 47 of Section Two

THIS SUPPLEMENTAL DECLARATION is made this 20th day of
June, 1990, by CHARLES M. MORGAN CO. (hereinafter
referred to as Developer).

W I T N E S S E T H:

THAT WHEREAS Developer has recorded on the 26th day of
June, 1990, in the office of the Register of Deeds for
Transylvania County, North Carolina, in Deed Book 329, page
445, a certain Declaration of Restrictive Covenants for
the development known as Little River Ranch (the Development)
which subjects the Development to the provisions thereof pursuant
to an incremental plan of development and improvement; and

WHEREAS, Developer desires to subject to the land
hereinafter described to the terms of said declaration of
restrictive covenants and to include said land within the
Development.

NOW, THEREFORE, Declarant declares that:

1. The Development includes all the real property shown and
described on (1) the plat of Lots 1 through 6, 7-A and 7-B of
Section One of Little River Ranch recorded in the office of the
Register of Deeds for Transylvania County, North Carolina, in
Plat File 3, Slide 344, (2) the plat of Lots 8 through 18 of
Section One of Little River Ranch recorded in the office of the
Register of Deeds for Transylvania County, North Carolina, in
Plat File 3, Slide 345, and (3) the plat of Lots 19 through 47 of
Section Two of Little River Ranch recorded in the office of the
Register of Deeds for Transylvania County, North Carolina, in
Plat File 4, Slides 117, 117A and 117B.

2. All the real property shown on said plat is held and
shall be held, conveyed, hypothecated, encumbered, leased,
rented, used, occupied and improved subject to the provisions of
the declaration hereinabove referred to, as, for and to the
extent applicable, the provisions of said declaration being
incorporated herein by reference as fully as if written out
verbatim herein.

3. Pursuant to the provisions of the Declaration of
Restrictive Covenants all of the lots hereinabove referred to are
designated single-family residential as to use. The minimum
total number of square feet of the fully enclosed floor area
(exclusive of any roofed or unroofed porch, terrace, garage or
carport) of the single-family dwelling which may be constructed,
erected or situated on any lot shall be not less than 1400 square
feet for one story dwellings not less than 1800 square feet for
two or two and one-half (2½) story dwellings, and the minimum
number of square feet of enclosed floor area on the first floor
shall be not less than 1200 square feet. Except with the express
approval of Developer, in determining the amount of square
footage contained within the enclosed floor area of a dwelling,
there shall not be taken into consideration any area which is
wholly or substantially below ground level.

Notwithstanding anything hereinabove set forth to the
contrary, no one-story residence shall be constructed, erected or
situated on any lot if such residence does not have a fully
enclosed floor area (exclusive of any roofed or unroofed porch,
terrace, garage or carport), containing less than 1,400 square

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feet. Except with the express approval of Developer, in determining the amount of square footage contained within the enclosed floor area of any one-story residence, there shall not be taken into consideration any area which is wholly or substantially below ground level.

IN WITNESS WHEREOF, Developer has executed this Supplemental Declaration, this the day and year first above written.

CHARLES M. MORGAN CO.

By: Charles M. Morgan
President

ATTEST:

Hazel M. Hawkins
(Assistant) Secretary

STATE OF NORTH CAROLINA,
COUNTY OF ~~TRANSYLVANIA~~ HENDERSON

I, Jacqueline D. Gordon, a Notary Public of said State and County, do hereby certify that Charles M. Morgan personally came before me this day and acknowledged that he (or she) is the President (~~Vice-President~~) and that Hazel M. Hawkins is the Secretary (~~Assistant Secretary~~) of CHARLES M. MORGAN CO., a corporation described in and which executed the foregoing instrument, that he (she) knows the common seal of said corporation, that the seal affixed to the foregoing instrument is said common seal, and the name of the corporation was subscribed thereto by its President (~~Vice-President~~) and that the said President (~~Vice-President~~) and Secretary (~~Assistant Secretary~~) subscribed their names thereto and the said common seal was affixed, all by order of the Board of Directors of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my hand and notarial seal, this the 20th day of June, 1990.

Jacqueline D. Gordon
Notary Public

My Commission expires 5-10-95

STATE OF NORTH CAROLINA,
COUNTY OF TRANSYLVANIA.

The foregoing certificate of Jacqueline D. Gordon, a Notary Public, is certified to be correct. This instrument was presented for registration and was duly recorded in this office in Book 329, page 456, Record of Deeds.

This the 26 day of June, 1990, at 11:45 o'clock A.M.

Fred W. Jansel
Register of Deeds

By: _____
Deputy Register of Deeds

RESTRICTIVE COVENANTS
OF

LITTLE RIVER RANCH
Lots 1 through 6, 7-A, 7-B and
8 through 18 of Section One, and
Lots 19 through 47 of Section Two

THIS SUPPLEMENTAL DECLARATION is made this 20th day of June, 1990, by CHARLES M. MORGAN CO. (hereinafter referred to as Developer).

W I T N E S S E T H:

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WHEREAS, Developer desires to subject to the land hereinafter described to the terms of said declaration of restrictive covenants and to include said land within the Development.

NOW, THEREFORE, Declarant declares that:

1. The Development includes all the real property shown and described on (1) the plat of Lots 1 through 6, 7-A and 7-B of Section One of Little River Ranch recorded in the office of the Register of Deeds for Transylvania County, North Carolina, in Plat File 3, Slide 344, (2) the plat of Lots 8 through 18 of Section One of Little River Ranch recorded in the office of the Register of Deeds for Transylvania County, North Carolina, in Plat File 3, Slide 345, and (3) the plat of Lots 19 through 47 of Section Two of Little River Ranch recorded in the office of the Register of Deeds for Transylvania County, North Carolina, in Plat File 4, Slides 117, 117A and 117B.
2. All the real property shown on said plat is held and shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the provisions of the declaration hereinabove referred to, as, for and to the extent applicable, the provisions of said declaration being incorporated herein by reference as fully as if written out verbatim herein.
3. Pursuant to the provisions of the Declaration of Restrictive Covenants all of the lots hereinabove referred to are designated single-family residential as to use. The minimum total number of square feet of the fully enclosed floor area (exclusive of any roofed or unroofed porch, terrace, garage or carport) of the single-family dwelling which may be constructed, erected or situated on any lot shall be not less than 1400 square feet for one story dwellings not less than 1800 square feet for two or two and one-half (2½) story dwellings, and the minimum number of square feet of enclosed floor area on the first floor shall be not less than 1200 square feet. Except with the express approval of Developer, in determining the amount of square footage contained within the enclosed floor area of a dwelling, there shall not be taken into consideration any area which is wholly or substantially below ground level.
Notwithstanding anything hereinabove set forth to the contrary, no one-story residence shall be constructed, erected or situated on any lot if such residence does not have a fully enclosed floor area (exclusive of any roofed or unroofed porch, terrace, garage or carport), containing less than 1,400 square

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IN WITNESS WHEREOF, Developer has executed this Supplemental Declaration, this the day and year first above written.

CHARLES M. MORGAN CO.

By: Charles M. Morgan
President

ATTEST:

Hazel M. Hawkins
(Assistant) Secretary

STATE OF NORTH CAROLINA,
COUNTY OF ~~TRANSYLVANIA~~ HENDERSON

I, Jacqueline D. Gordon, a Notary Public of said State and County, do hereby certify that Charles M. Morgan personally came before me this day and acknowledged that he (she) is the President (~~Vice President~~) and that Hazel M. Hawkins is the Secretary (~~Assistant Secretary~~) of CHARLES M. MORGAN CO., a corporation described in and which executed the foregoing instrument, that he (she) knows the common seal of said corporation, that the seal affixed to the foregoing instrument is said common seal, and the name of the corporation was subscribed thereto by its President (~~Vice President~~) and that the said President (~~Vice President~~) and Secretary (~~Assistant Secretary~~) subscribed their names thereto and the said common seal was affixed, all by order of the Board of Directors of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my hand and notarial seal, this the 20th day of June, 1990.

Jacqueline D. Gordon
Notary Public

My Commission expires 5-10-95.

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Fred W. Israel
Register of Deeds

By: _____
Deputy Register of Deeds