Subdivision Covenants and Restrictions

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DENTON TRACE
SECTION ONE

COVENANTS

We, R & P Development, Inc. by George E. Rally, N.C. Real. E., as owner of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as DENTON TRACE - SECTION ONE. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Front building minimum and maximum setback lines are hereby established as shown on this plat, between which lines and property lines of the streets there shall be erected or maintained no buildings or structures. The strips of ground shown on this plat marked drainage and utility easement (D. & U. E.) are reserved for the use of the public utilities for the installation of water and sewer mains, poles, ducts, line and wires, drainage facilities.

The strips of ground are subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained on said strips of land, but owners of lots in this subdivision shall take their lands subject to the rights of the public utilities, and to the rights of the owners of the other lots in this subdivision.

This subdivision shall be subject to the following restrictions which shall operate as perpetual covenants.

1. Drains. Ditches (Ditches) along dedicated roadways and within the right-of-way, or on dedicated easements, are not to be altered, dug out, filled in, tied, or otherwise changed without the written permission of the Hancock County Drainage Board (Commissioners). Property owners must maintain swales as sodded grassways or other non-eroding surfaces. Water from roof or parking areas must be contained on the property long enough so that sand drainage swales or ditches may be damaged by water. Driveways may be constructed or altered over these swales or ditches only when appropriate sized culverts are installed as set out in 7-529.9 of the Hancock County Subdivision Ordinance.

2. Altering Drainage Ditches. Any property owner altering, changing or damaging the drainage swales or ditches will be held responsible for such action and will be given 10 days notice by registered mail to repair said damage, after which time, if no action is taken, the Hancock County Drainage Board (Commissioners) will cause said repairs to be accomplished, and the bill for such repairs will be sent to the affected property owner for immediate payment.

3. Corner Lots. No fence, wall, hedge, tree or shrub planting which obstructs sight lines and elevations between 8 feet and 8 feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points 40 feet from the intersection of said street lines (40 feet for minor streets from the intersection of said street lines and 75 feet for arterial streets) or in the case of a rounded property corner from the intersection of the street right-of-way lines extended. The same sight line limitations shall apply to any lot within 10 feet of the intersection of the street right-of-way lines with the edge of the driveway and a right-of-way line with the edge of the driveway and a right-of-way line with the edge of the driveway. No driveway shall be located within 70 feet of the intersection of two street lines.

4. Drains. No sump pump drains or other drains shall outlet on to the street. No driveway shall be located within 70 feet of the intersection of two street lines.

5. Right-of-way. No trees shall be planted in the Hancock county right-of-way.

6. Driveways. All driveways and vehicle parking areas shall be hard surfaced with either concrete, asphalt or brick. No gravel or stone driveways will be permitted.

7. Minimum living space areas. The minimum square footage of living space of dwellings constructed on various residential lots in the development, exclusive of porches, terraces, garages, carports, accessory buildings, or basements below ground level shall contain no less than 1800 square feet of ground floor living area for a one-story structure and 1000 square feet of ground floor living area for a one-story structure. The one story structures shall have a minimum of 3200 square feet of total living area, and each dwelling shall have a two or three car, attached garage.

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9. Building shall be
10. Health
11. Nuisance
12. Limitati
13. Parking
14. Storage
15. Fencing
16. Antennas
17. Decks
18. Construct
19. Outbuildi
20. Access
21. Duration:

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AUG 8, 1992

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Rector of Hancock County
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Residential Use Only. All lots in this subdivision shall be

s used solely for residential purposes except for residences used

as model homes during the sale and development of this

subdivision. No store, home, trailer, tent, shack, basement,
or other outbuildings shall be used for temporary or permanent
residential purposes on any lot in the subdivision. No dog
kennel, junk yard or commercial business will be permitted in
the subdivision.

Building Location. No building shall be located in any lot
nearer to the front line or nearer to the side street line
than the minimum building setback lines shown on the plat. No
accessory building shall be located closer to any front or
side lot line than the required minimum front and side yard
distance for the primary dwelling. No accessory building
shall be located closer to any lot than 15 feet built in
no case shall it encroach upon any easement.

Health Concerns. All water systems and methods of sewage
disposal in this subdivision are to be in compliance with the
regulations or procedures by the State Board of Health or
other civil authority having jurisdiction.

Mileage. No noxious or offensive trade shall be carried upon
any lot in this subdivision nor shall anything be done thereon
which may become a nuisance or annoyance to the neighborhood.
All lots must be kept mowed.

Limitation on Time. All residential construction must be
completed within one year after the starting date, including
the final grading.

Parking Limitations. No boat, camper, bus or trailer shall be
parked closer to the street than the building setback line.
No inoperative or unlicensed vehicle shall be parked on or
repaired on any lot in this subdivision or on any street
thereof.

Storage Tanks. All fuel storage tanks in this subdivision
shall be buried below ground.

Fencing. No fence or wall shall be erected or placed on any
lot nearer to any street than the front of the residence. All
fencing must be maintained in good condition.

Antennas. Any external TV Antenna or satellite dish shall be
planted behind the residence.

Design Requirements. Each one story and 1 1/2 story residence
shall have an exterior constructed of no less than 7/8 brick
or stone. This should be interpreted to mean four sides with
150 square feet each side of a residence with minimum front and side yard
distance for the primary dwelling. All exterior building siding, including
the exterior trim of windows, doors, and other building elements
shall be so designed as to complement the design of the
residence. No additional building materials shall be
required for the exterior in addition to those already
provided for by the building code of the municipality in
which the residence is located.

Construction Methods. No modular or concrete homes will be
permitted in this subdivision. No wood foundations shall be
permitted.

Outbuildings. All outbuildings shall be constructed of new
materials and shall be similar in appearance (similar in appearance
shall mean same roof color and same trim color) with the
residence on the lot on which the building is being built. No
metal outbuildings shall be permitted.

Access. No private residential driveway shall access County
Road 200 West. Driveways for lots 1 and 28 shall enter from
West Broken Arrow Drive.

Duration of Covenants. The foregoing covenants, conditions and
restrictions are to run with the land and shall be binding on
all parties and all persons claiming under them until January 1,
2011, at which time said covenants and restrictions shall be
automatically extended for successive periods of ten (10)
years unless changed in whole or in part by vote of those
persons who are then the owners of the majority of the
numbered lots in the Development.