

NORTH CAROLINA
HAYWOOD COUNTY

DEED OF RESTRICTIONS

WHEREAS MAGGIE VALLEY COUNTRY CLUB ESTATES, INC. is the owner of all lots as shown on all the various maps heretofore recorded in Register of Deeds Office of Haywood County, North Carolina by MAGGIE VALLEY COUNTRY CLUB ESTATES, INC. and which lots remain unsold as of the date of these restrictions, and

WHEREAS MAGGIE VALLEY COUNTRY CLUB ESTATES, INC. desires to place restrictions upon the unsold lots described hereinabove,

NOW THEREFORE, MAGGIE VALLEY COUNTRY CLUB ESTATES, INC. hereby subjects the following described land to-wit:

ALL those lots owned by MAGGIE VALLEY COUNTRY CLUB ESTATES, INC. and as platted pursuant to the various plats and maps designated MAGGIE VALLEY COUNTRY CLUB ESTATES and all sections thereof which are presently owned by MAGGIE VALLEY COUNTRY CLUB ESTATES, INC. as of the date of these restrictions;

EXCEPTING the following described property to-wit:

BEGINNING at a point, which point is the Southerlymost corner of the property as described in Deed Book 199, page 544, Public Records of Haywood County, North Carolina; thence South 67 degrees 32 minutes 12 seconds West 323.49 feet to a point; thence South 22 degrees East 40 feet to a point; thence North 80 degrees West 227.00 feet to a point; thence North 73 degrees East 150.00 feet to a point; thence North 58 degrees East 240.00 feet to a point; thence North 25 degrees 9 minutes 30 seconds West 65.08 feet to a point; thence South 79 degrees 52 minutes West 22.62 feet to a point; thence South 66 degrees 57 minutes West 147.06 feet to a point; thence South 67 degrees 32 minutes 12 seconds West 133.73 feet to the point of BEGINNING.

to the following restrictions.

(1) Any of the above described lots subject to these restrictions which geographically lies with a 30 degree slope or more are subject to the following restrictive covenants.

(A) No house shall be constructed on any of the said lots containing less than 900 square feet of living area, excluding unscreened porches, carports and garages.

(B) No house shall be constructed on the described premises at a

NORTH CAROLINA HAYWOOD COUNTY

EACH OF THE FOREGOING CERTIFICATES, NAMELY OF Cathy T. Crawford

A NOTARY OR NOTARIES PUBLIC IS CERTIFIED TO BE CORRECT. FILED FOR

IN 1977 AT 10:50 O'CLOCK

REGISTRATION THIS DAY OF Feb 1977 PAGE 487

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REGISTER OF DEEDS
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labor and material cost of less than \$9,000.00 and for the purpose of establishing value, July 1, 1962, shall be used as the base date and U. S. Bureau Cost of Living Statistics shall be used as the index.

(C) The described premises shall be used exclusively for residential purposes and the premises shall not be used for industrial or commercial purposes.

(2) Any of the above described lots subject to these restrictions which geographically lies with less than a 30 degree slope are subject to the following restrictive covenants.

(A) No house shall be constructed on any of the said lots containing less than 1100 square feet of living area, excluding unscreened porches, carports and garages.

(B) No house shall be constructed on the described premises at a labor and material cost of less than \$11,000.00 and for the purpose of establishing value, July 1, 1962, shall be used as the base date and U. S. Bureau Cost of Living Statistics shall be used as the index.

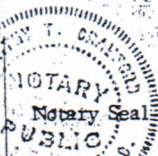
(C) The described premises shall be used exclusively for residential purposes and the premises shall not be used for industrial or commercial purposes.

IN WITNESS WHEREOF MAGGIE VALLEY COUNTRY CLUB ESTATES, INC. has hereby set its hand and seal this 1st day of June, 1976.

MAGGIE VALLEY COUNTRY CLUB ESTATES, INC.
BY: D. Wilmore Bremer
President

Sworn and subscribed before me this 1st day of June, 1976.

Cathy T. Crawford
Notary Public



My Commission Expires: May 5, 1981

North Carolina, Haywood County

I, Cathy T. Crawford, a Notary Public, do hereby certify that personally came before me, D. Wilmore Bremer, and acknowledged that he is the President of Maggie Valley Country Club Estates, Inc. 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.

Witness my hand and official seal this the 1st day of June, 1976.

My commission expires:
May 5, 1981

Cathy T. Crawford
Notary Public

