

Type: CONSOLIDATED REAL PRO
Recorded: 1/7/2015 2:22:12 PM
Fee Amt: \$26.00 Page 1 of 3
Granville County, NC
Kathy M. Adcock Reg of Deeds

Prepared by and hold for: Kathryn S. Drake, Attorney at Law, PA

BK 1535 PG 903 - 9

NORTH CAROLINA

POND COVENANTS AGREEMENT

GRANVILLE COUNTY

THIS AGREEMENT is made and entered into this 30th day of December, 2014 by and between Gatekeeper Investments, LLC and James G. Preddy, Jr. and Yvonne B. Preddy:

W I T N E S S E T H

WHEREAS, James G. Preddy, Jr. and Yvonne B. Preddy are the owners of Lot 54 in Gresham Crossing Subdivision as shown on a plat which is recorded in Plat Book 37, Page 15, Granville County Registry; and

WHEREAS, Gatekeeper Investments, LLC is the owner of Lot 51 in Gresham Crossing Subdivision as shown on a plat which is recorded in Plat Book 37, Page 15, Granville County Registry; and

WHEREAS, said lots share in common a pond as shown on the above referenced plat; and

WHEREAS, all of the owners of the lots are desirous of recording this agreement regarding the use and maintenance of the pond and dam;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties, binding their heirs, successors and assigns, do hereby agree and covenant as follows:

1. All owners shall keep their area around the pond clean of trash and debris shall keep the area mowed. Trash and debris shall not be dumped into the pond.
2. The pond shall not be used for irrigation. The pumping of water from the pond for any purpose other than that of an emergency such as a fire is not allowed.

3. All docks built into the pond cannot be longer than 15 feet or wider than 10 feet.
4. If any chemical treatments or other actions are necessary to clear the pond of unwanted vegetation, the owners shall share equally in the cost of said treatment.
5. The cost of maintaining the pond and the dam shall be shared equally by the owners.
6. No ducks or other waterfowl shall be introduced by the owners.
7. Only watercraft without a gasoline engine shall be allowed on the pond. When not in use, all watercraft shall be properly stored by the owner.
8. It is further stipulated and agreed that the record owners of lots within the property and their heirs, successors or assigns may enforce this agreement by injunction and that this shall not be in exclusion of, but in addition to, all other remedies available in law or equity.
9. Invalidation of any one of these covenants by judgment or court order shall in no way effect any of the other provisions which shall remain in full force and effect.
10. This Declaration contains the entire understanding of the parties hereto, and shall not be amended without the written agreement of all of the parties hereto.
11. This agreement shall run with and be appurtenant to the land and shall be binding upon the heirs, successors and assigns of each record owner of a lot within the property.

Signature Page Follows

IN WITNESS WHEREOF the parties have set their hands and seals this 30th day of December, 2014.

Gatekeeper Investments, LLC

By: [Signature]
Steven Hayes, Member-Manager

[Signature]
James G. Preddy, Jr.

[Signature]
Yvonne B. Preddy

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Kathryn S. Drake, a Notary Public of the County and State aforesaid, certify that James G. Preddy, Jr. and Yvonne B. Preddy, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 30th day of December, 2014.

My commission expires: 8/3/2015

[Signature]
NOTARY PUBLIC

State of North Carolina
County of Wake

KATHRYN S DRAKE
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires 8-3-2015

The undersigned, Kathryn S. Drake, a Notary Public of the County and State aforesaid, certify that Steven Hayes, personally appeared before me this day and acknowledged that he is Member/ Manager of Gatekeeper Investments, LLC, and that by authority duly given and as an act of the limited liability company, the foregoing instrument was signed in its name by him as its Member/Manager.

Witness my hand and official stamp or seal, this 30th day of December, 2014.

My Commission expires: 8/3/2015

[Signature]
Notary Public

KATHRYN S DRAKE
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires 8-3-2015