

NORTH CAROLINA  
ASHE COUNTY

RESTRICTIVE COVENANTS AND  
RESTRICTIONS AGREEMENT  
AFFECTING FAIRWAY RIDGE,  
a Development in Old Fields  
Township, Ashe County, North  
Carolina (Plat Book 4, at  
page 373-A; Envelope 373-A)

1. No more than one building may be erected upon any one granted lot and that one building shall be a one-family dwelling. No duplex house, multi-family house, apartment house, outbuildings or detached garage may be erected upon the granted premises, nor shall any business building be erected thereon, nor shall any business enterprise be conducted upon the granted premises, and no building shall ever be used or occupied for any purposes except that of a one-family private residence exclusively.

2. No building may be erected or allowed to remain on any granted lot until the external plans and specifications for said building, including design, type of material, and color of paint or stain has been approved in writing by the Fairway Ridge Property Owners Association. No building shall be erected upon the granted premises which has cinder blocks or concrete blocks visible from the exterior of such building, nor shall any building be erected thereon with exterior asphalt or asbestos siding.

3. No building shall be erected upon the granted premises which is closer than twenty feet from the street right of way or closer than ten feet from the property line of any other adjoining tract. In order to assure that houses will be located with regard to the topography on each individual lot and adjoining lots, the precise site and location of any house, driveway and parking area shall be approved in writing by the Fairway Ridge Property Owners Association.

4. No fences, walks, walls, satellite antenna receiving equipment or any other kind of construction or excavation may be erected or commenced on any one granted lot unless approved in writing by the Fairway Ridge Property Owners Association.

5. No mobile homes, modular homes, tents or junk or inoperable motor vehicles shall be allowed upon any granted lot.

6. No granted lot may be subdivided or used to provide access to any property lying outside of the developed property.

7. No building shall be erected or allowed to remain on the granted premises that has less than one thousand two hundred (1,200) square feet