

HIDDEN ACRES
UNION COUNTY, NORTH CAROLINA

PROTECTIVE COVENANTS

1. Any single-family dwelling, one-story in height, shall have an enclosed heated living area of the main structure no less than 2,000 square feet, any one-and-one-half story home shall have an enclosed heated living area of the main structure no less than 2,200 square feet, and any two-story single family dwelling shall have an enclosed heated living area of the main structure no less than 2,500 square feet.
2. Each lot owner is responsible for maintaining their property in a neat and attractive manner, including outbuildings, driveways, fencing and landscaping.
3. Storage of non-working motor vehicles or any other unsightly debris shall not be permitted on any lot, unless housed within an enclosed garage.
4. All recreational vehicles, along with tents shall be kept out of sight in a storage building, or behind the main residence.
5. No noxious or offensive noise, trade or illegal activity shall be conducted upon any tract, nor shall anything be done thereon which may interfere with the quiet enjoyment of the neighboring properties.
6. No modular, mobile, double-wide, or house trailers shall be allowed or maintained upon any of said tracts.
7. All garbage must be kept in sanitary containers. No portion of any tract shall be used for dumping trash, rubbish, and/or refuse.
8. Designated common areas shall be protected and maintained in their natural state. No homeowners may install any permanent structures upon any of the common areas without prior written approval from the developer.
9. Easements for utilities and maintenance purposes are granted to the relevant utility or maintenance providers.
10. These restrictive covenants shall run with the land and be binding on all future owners and successors in interest and shall remain in effect until amended in accordance with the provisions herein.

