

FILED
WARREN COUNTY NC
YVONNE D. ALSTON
REGISTER OF DEEDS

FILED	Jun 29, 2021
AT	03:05:24 pm
BOOK	01084
START PAGE	0386
END PAGE	0399
INSTRUMENT #	02277
EXCISE TAX LNN	(None)

Restrictive Covenants

**NORTH CAROLINA
WARREN COUNTY
OLDE FERRY ESTATES HOME OWNERS ASSOCIATION, INC.**

The following Covenants of the Olde Ferry Estates Home Owners Association, Inc. (hereinafter referred to as OFE/HOA or "the Association"), were adopted by the Association.

One hundred percent of Association members voted and the percentage that voted to adopt these Covenants meets or exceeds the 80 percent threshold required to amend or delete the original Covenants of the Olde Ferry Estates Subdivision that were recorded in 2000. The final tally of votes was made upon receipt of all of the ballots by December 30th, 2020.

These revised Covenants encompass all four phases of the development of the Olde Ferry Estates Subdivision, as described in Article I.

ARTICLE I. DECLARATION OF COVENANTS FOR OLDE FERRY ESTATES HOME OWNERS ASSOCIATION, INC.

The OFE/HOA, a North Carolina non-profit corporation, herein agrees to, declares and imposes the following covenants, conditions, and restrictions on the properties in the Subdivision, situated in Sixpound Township, Warren County, North Carolina, as shown and described on the plat recorded in Cabinet 1, Slide 358, Plat 13 of the Warren County Public Registry (specifically described in Exhibit A and hereinafter referred to as the "Property"), to which reference is made and which is a part of this instrument and fully incorporated herein. This Plat encompasses Phase 1, Phase 2, Phase 3, and Phase 4 of Olde Ferry Estates, shown and described in the locations listed below.

- Phase I: Cabinet 1 - Slide 149A - Plat 5
- Phase II: Cabinet 1 - Slide 210A - Plat 2
- Phase III: Cabinet 1 - Slide 254a - Plat 11
- Phase IV: Cabinet 1 - Slide 256a - Plat 2

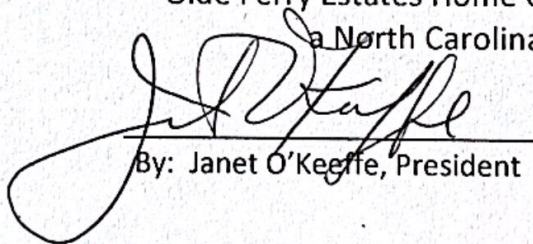
3. Severability

Should any part of these covenants, conditions, and restrictions be invalidated by judicial decision or legislative enactment, or be deemed to be otherwise void and unenforceable, then the affected covenants and restrictions shall be removed from this instrument; but such removal thereof shall not affect the remaining covenants and restrictions which shall survive the severance thereof and remain in full force and effect thereafter.

By the authority of its Board of Directors, the Olde Ferry Estates Home Owners Association, Inc. (the "Association") hereby certifies that the foregoing Covenants, Conditions, and Restrictions have been duly approved by the affirmative vote of lot owners of those lots to which at least 80 percent of the votes in the Association are allocated, in accordance with NC General Statute, Section 47F-117(a), AND that these votes were cast no later than December 30, 2020.

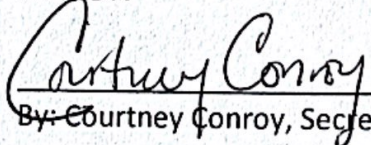
IN WITNESS WHEREOF, the President and Secretary of the "Association" have hereunto affixed the corporate certification for the purpose of enacting the foregoing Covenants by the affirmative vote of not less than eighty percent (80%) of all the lots to which at least 80 percent of the votes in the Association are allocated, all of which were cast no later than December 30, 2020.

Olde Ferry Estates Home Owners Association, Inc.,
a North Carolina non-profit corporation.


By: Janet O'Keeffe, President

5-27-21
Date

ATTEST:


By: Courtney Conroy, Secretary

5-27-21
Date

STATE OF NORTH CAROLINA
Halifax COUNTY

ACKNOWLEDGEMENT

I, Lisa Jackson, a Notary Public of the aforesaid County and State, certify that Courtney Conroy personally came before me this day and acknowledged that she is the Secretary of the Olde Ferry Estates Home Owners Association, 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 and attested by Courtney Conroy, as its Secretary.

Witness my hand and official stamp or seal this 27 day of May, 2021

Lisa Jackson
Notary Public Signature

Lisa Jackson
Notary Public Name

My commission expires 7-6-2022

LISA JACKSON
NOTARY PUBLIC
Halifax County, NC
My Commission Expires July 6, 2022