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FORSYTH COUNTY NC FEE \$26.00
PRESENTED & RECORDED
12/05/2023 10:47:21 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3784
PG: 1351 - 1353

Drawn by Clint Calaway
380 Knollwood Street, Suite G
Winston-Salem, NC 27103

Restrictive Covenants for Beroth Circle, LLC

Know all men by these presents, that Beroth Circle, LLC, a North Carolina limited liability company, does hereby covenant and agree to and with all persons, firms and corporations hereafter acquiring any of the property, acquired and owned by Beroth Circle LLC, and described in whole by the deed, recorded in Deed Book 3762, Page 3198, in the Office of the Register of Deeds of Forsyth County, North Carolina, and that said property is hereby subjected to the following restrictions as to the use thereof, which restrictions shall be and are covenants running with the land, binding upon whomsoever shall own said property, to-wit:

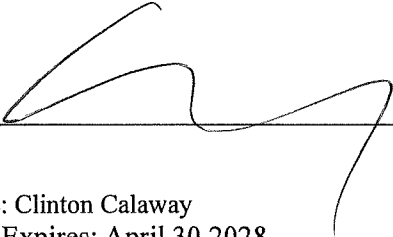
- (a) All lots in the tract shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential building lot other than one detached single-family dwelling, not to exceed two and one-half stories in height, a private garage, and other outbuildings incidental to residential use of the lot.
- (b) No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- (c) No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- (d) Lot owners hereby agree to connect to and utilize Piedmont Natural Gas for their source of heating their home.
- (e) The total heated/air-conditioned living area of the main residential structure as measured to the outside of exterior walls, but exclusive of open porches, garages, patios and detached accessory buildings shall be not less than One Thousand Nine Hundred and Fifty (1,950) square feet if it is a one (1) story unit. On buildings of two (2) floors the minimum shall be Two Thousand Two Hundred (2200) square feet, with a minimum of One Thousand One Hundred (1100) square feet on the first floor. On story and one-half structures, the minimum living area shall be One Thousand Two Hundred (1200) square feet on the main level, with not less than a total of One Thousand Nine Hundred and Fifty (1950) square feet of living area.
- (f) The outside of all homes in the development must be constructed using brick, stone, stucco, or fiber cement siding. NO VINYL SIDING shall be permitted or used. No cinder block, concrete, or concrete block in any structure shall be visible from the street.
- (g) Any chimneys constructed must use of like materials as the structure.
- (h) It shall be the Owner's responsibility to ensure all structures constructed are following these covenants, and Owner shall be responsible for all costs necessary to bring the structure within compliance with these covenants.
- (i) Driveways must be paved, using only concrete, asphalt, or brick pavers.

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Clinton Calaway, a Notary Public of Forsyth County, State of North Carolina, certify that **Judy Winecoff Beroth, W. Winfield Beroth and Paul Victor Beroth**, as Member/Managers of Beroth Circle, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 9 day of December 2023.



Notary Public
Print Notary Name: Clinton Calaway
My Commission Expires: April 30,2028

CLINTON CALAWAY
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires April 30, 2028