COVENANTS, RESTRICTIONS, EASEMENTS, RESERVATIONS, TERMS AND CONDITIONS GOVERNING WATAUGA VISTA SUBDIVISION, MILLSHOALS TOWNSHIP, MACON COUNTY, NORTH CAROLINA

A. PREAMBLE

These presents, made and entered into this the 24th day of August, 1964, and placed on the Macon County records as hereinafter stated, are made for the purpose of governing Watauga Vista subdivision so that it shall be an area which shall be suitable and inviting to build and maintain homes.

B. AREA OF APPLICATION

The terms of this instrument and all parts thereof shall be applicable to the areas described and laid out on the four following maps which are recorded in the Macon County Register of Deeds office as follows:

(1) That map or plat of Watauga Vista Subdivision, Section A, Millshoals Township, Macon County, North Carolina, surveyed by Lake R. Ledford, and recorded on the 5th day of February, 1962, in Macon County Public Registry, Plat Book 2 at Page 14 and being all the numbered lots and areas located thereon, excepting Lots Numbers 1 and 35.

(2) That map or plat of Watauga Vista Subdivision, Section 1, Millshoals Township, Macon County, North Carolina, surveyed by Kenyon E. Hyde in April, 1963, and recorded on the 5th day of April, 1963, in Macon County Public Registry, Plat Book 2 at Page 31.

(3) That map or plat of Watauga Vista Subdivision, Section 3, Millshoals Township, Macon County, North Carolina, surveyed by Kenyon E. Hyde in April, 1964, recorded on the 24th day of June,

AMENDMENTS TO COVENANTS, RESTRICTIONS, EASEMENTS, RESERVATIONS, TERMS AND CONDITIONS GOVERNING WATAUGA VISTA SUBDIVISION, MILLSHOALS TOWNSHIP, MACON COUNTY, NORTH CAROLINA

WHEREAS, Watauga Vista, Inc., is the owner of four separate and distinct areas of land located in Millshoals Township, Macon County, North Carolina, and is developing said tracts of land, and whereas a large part of the property will be used for roads, water rights of way, sewage disposal, parking areas, drives, dedicated parks or areas, and space necessary for access roads and for residential use, and for other areas of common use necessary for proper enjoyment of the residential areas, and

WHEREAS, Watauga Vista, Inc., is a private corporation and expects to deed and convey many lots from the tracts hereinafter described to individuals, firms or corporations and that said lots shall be subject to the specific covenants, restrictions and obligations hereinafter set forth;

AND, WHEREAS, Watauga Vista, Inc., did on the 5th day of September, 1964, cause to be registered in Book E-7 at Page 124, in the office of the Register of Deeds for Macon County, North Carolina, Covenants, Restrictions, Easements, etc. It is the intention of Watauga Vista, Inc. at this time, to amend those restrictions under "C. Amendments". Whereas some of the lots referred to in the previous restrictions have now been sold, all of them subject to said restrictions. It is thepurpose of this instrument to make all of the lots sold or conveyed hereafter, subject to these amendments and to the original restrictions. All of the terms of said original covenants and restrictions are still in effect with regard to future conveyances except where they conflict with this instrument. There is a specific conflict with regard to minimum square footage. These amendments shall control. Therefore, these amendments are made for the purpose of further restricting the tracts hereinafter described and to make them more desirable and enjoyable residential areas.

SECOND AMENDMENTS TO COVENANTS, RESTRICTIONS, EASEMENTS, RESERVATIONS, TERMS AND CONDITIONS GOVERNING WATAUGA VISTA SUBDIVISION, MILLSHOALS TOWNSHIP, MACON COUNTY, NORTH CAROLINA

WHEREAS, Watauga Vista, Inc., is the owner of several separate and distinct areas of land located in Millshoals Township, Macon County, North Carolina, and is developing said tracts of land, and whereas a large part of the property will be used for roads, water rights of way, sewage disposal, parking areas, drives, dedicated parks or areas, and space necessary for access roads and for residential use, and for other areas of common use necessary for proper enjoyment of the residential areas, and

WHEREAS, Watauga Vista, Inc. is a private corporation and expects to deed and convey many lots from the tracts hereinafter described to individuals, firms or corporations and that said lots shall be subject to the specific covenants, restrictions and obligations hereinafter set forth;

AND, WHEREAS, Watauga Vista, Inc. did on the 5th day of September, 1964, cause to be registered in Book E-7 at page 124, in the Office of the Register of Deeds for Macon County, North Carolina, Covenants, Restrictions, Easements, etc. and on the 17th day of June, 1965, Amendments to Covenants, Restrictions, Easements, etc. were registered in Book H-7 at page 273 of the Macon County Public Registry. It is the intention of Watauga Vista, Inc. at this time to further amend and add to the restrictions under the terms of "C. Amendments" of the original restrictions recorded in

THIRD AMENDMENTS TO COVENANTS, RESTRICTIONS, EASEMENTS, RESERVATIONS, TERMS AND CONDITIONS GOVERNING WATAUGA VISTA SUBDIVISION, MILLSHOAL TOWNSHIP, MACON COUNTY, NORTH CAROLINA

WHEREAS, Watauga Vista, Inc., is the owner of several separate and distinct areas of land located in Millshoal Township, Macon County, North Carolina, and is developing said tracts of land, and whereas a large part of the property will be used for roads, water rights of way, sewage disposal, parking areas, drives, dedicated parks or areas, and space necessary for access roads and for residential use, and for other areas of common use necessary for proper enjoyment of the residential areas, and

WHEREAS, Watauga Vista, Inc. is a private corporation and expects to deed and convey many lots from the tracts hereinafter described to individuals, firms or corporations and that said lots shall be subject to the specific covenants, restrictions and obligations hereinafter set forth;

AND, WHEREAS, Watauga Vista, Inc. did on the 5th day of September, 1964, cause to be registered in Book E-7 at page 124, in the office of the Register of Deeds for Macon County, North Carolina, Covenants, Restrictions, Easements, etc. and on the 17th day of June, 1965, Amendments to Covenants, Restrictions, Easements, etc. were registered in Book H-7 at page 273 of the Macon County Public Registry and on the 25th day of October, 1966, Second Amendments to Covenants, Restrictions, Easements, etc. were registered in Book P-7 at page 41 of the Macon County Public Registry. It is the intention of Watauga Vista, Inc. at this time

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FOURTH AMENDMENTS TO COVENANTS, RESTRICTIONS, EABEM
RESERVATIONS, TERMS AND CONDITIONS, GOVERNING WATAU
VISTA SUBDIVISION, MILLSHOALS TOWNSHIP, MACON COUNT
NORTH CAROLINA.

WHEREAS, Watauga Vista, Inc., is the owner of sever separate and distinct areas of land located in Millshoal Macon County, North Carolina, and is developing said tra land, and whereas a large part of the property will be u roads, water rights of way, sewage disposal, parking are dedicated parks or areas, and space necessary for access and for residential use, and for other areas of common u necessary for property enjoyment of the residential area

WHEREAS, Watauga Vista, Inc. is a private corporati expects to deed and convey many lots from the tracts her described to individuals, firms or corporations and that shall be subject to the specific covenants, restrictions obligations hereinafter set forth:

AND, WHEREAS, Watauga Vista, Inc. did on the 5th da September, 1964, cause to be registered in Book E-7 at p in the office of the Register of Deeds for Macon County,

Z-7

FIFTH AMENDMENTS TO COVENANTS, RESTRICTIONS, E
RESERVATIONS, TERMS AND CONDITIONS GOVERNING W
VISTA SUBDIVISION, MILLSHOALS TOWNSHIP, MACON
NORTH CAROLINA.

WHEREAS, Watauga Vista, Inc. is the owner of s separate and distinct areas of land located in Mill ship, Macon County, North Carolina, and is developi of land, and whereas a large part of the property v for roads, water rights of way, sewage disposal, pa drives, dedicated parks or areas, and space necessa roads and for residential use, and for other areas necessary for proper enjoyment of the residential a

WHEREAS, Watauga Vista, Inc. is a private corp expects to deed and convey many lots from the trac described to individuals, firms or corporations an lots shall be subject to the specific covenants, r obligations hereinafter set forth;

AND, WHEREAS, Watauga Vista, Inc. did on the September, 1964, cause to be registered in Book E- in the office of the Register of Deeds for Macon C Carolina, "Covenants, Restrictions, Easements, etc

shall be subject to this restriction: No building shall be erected with and enclosed floor space of less than 1,000 square feet exclusive of carports, patios, terraces and gazebos. There is no minimum requirement as regards of construction costs, however, it is the intention of Watauga Vista, Inc. and it has determined to restrict and control buildings and all construction through its own architectural consultant and especially the Board of Control, and it shall be in the best interests of the property owners and home owners and Watauga Vista, Inc. and it is absolutely necessary that each lot owner construct buildings of good quality with good workmanship.

IX. This amendment and all of the restrictions and covenants, etc. stated herein and reaffirmed herein have been made in conformity with the original covenants recorded in Book E-7 at page 124 and especially in conformity with the power to amend stated therein and each lot owner or property owner does by the acceptance of any deed subject to this or any preceding restrictive agreement consent to said amendments and restrictions contained in the original or any amendment thereto.

X. Other than these changes or additions which relate to all areas as referred to in this instrument and the seven preceding instruments instruments, none of the covenants, easements, reservations, terms and conditions governing these sections is altered or changed and specifically, the sectionsherein restricted arerestricted in the exact language except where they conflict with the terms hereof. The terms of this instrument shall prevail over the terms of the seven preceding instruments with reference to the covenants and restrictions.

IN TESTIMONY WHEREOF, Watauga Vista, Inc. has caused these presents to be executed in its corporate name and its corporate seal to be hereunto affixed, by its President, duly attested by its Assistant Secretary, by authority of its Board of Directors on the 11TH day of July, 1969.

WATAUGA VISTA, INCORPORATED

By: [illegible]
President

ATTEST: Seal
Donna Bomback
Assistant Secretary

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EIGHTH AMENDMENTS TO COVENANTS, RESTRICTIONS, EASEMENTS, RESERVATIONS, TERMS AND CONDITIONS GOVERNING WATAUGA VISTA SUBDIVISION, MILLSHOALS TOWNSHIP, MACON COUNTY, NORTH CAROLINA.

I. WHEREAS, Watauga Vista, Inc. is the owner of several separate and distinct areas of land located in Millshoals Township, Macon County, North Carolina, and is developing said tracts of land, and whereas a large part of the property will be used for roads, water rights of way, sewage disposal, parking areas, drives, dedicated parks or areas, and space necessary for access roads and for residential use, and for other areas of common use necessary for proper enjoyment of the residential areas, and

II. WHEREAS, Watauga Vista, Inc. is a private corporation and expects to deed and convey lots from the tracts hereinafter described to individuals, firms or corporations and that said lots shall be subject to the specific covenants, restrictions and obligations hereinafter set forth;

III. AND, WHEREAS, Watauga Vista, Inc. did cause to be recorded, "Covenants, Restrictions and Easements, etc." as follows:

(1) On the 5th day of September, 1964, Book E-7 at page 124.
(2) On the 17th day of June, 1965, "Amendments to Covenants, etc." in Book H-7 at page 273.
(3) On the 25th day of October, 1966, "Second Amendments to Covenants, etc." in Book P-7 at page 41.
(4) On the 6th day of September, 1967, "Third Amendments to Covenants, etc." in Book T-7 at page 366.
(5) On the 22nd day of November, 1967, "Fourth Amendments to Covenants, etc. in Book V-7 at page 300.
(6) On the 5th day of August, 1968, "Fifth Amendments to Covenants, etc." in Book Z-7 at page 145.
(7) On the 22nd day of January, 1968, "Sixth Amendments to Covenants, etc." in Book C-8 at page 195.
(8) On the 30th day of July, 1969, "Seventh Amendments to Covenants, etc." in Book F-8 at page 284.

IV. WHEREAS, it is the intention of Watauga Vista, Inc. at this time and by this instrument to further amend the original restrictions and all others listed above as herein set out.

NINTH AMENDMENTS TO COVENANTS, RESTRICTIONS, EASEMENTS, RESERVATIONS, TERMS AND CONDITIONS GOVERNING WATAUGA VISTA SUBDIVISION, MILLSHOALS TOWNSHIP, MACON COUNTY, NORTH CAROLINA, AND SAVANNAH TOWNSHIP, JACKSON COUNTY, NORTH CAROLINA.

I. WHEREAS, Watauga Vista, Inc. is the owner of several separate and distinct areas of land located in Millshoals Township, Macon County, North Carolina, and Savannah Township, Jackson County, North Carolina, and is developing said tracts of land, and whereas, a large part of the property will be used for roads, water rights of way, sewage disposal, parking areas, drives, dedicated parks or areas and space necessary for access roads and residential use and for other areas of common use necessary for proper enjoyment of the residential areas, and

II. Whereas, Watauga Vista, Inc. is a private corporation and expects to deed and convey lots from the tracts hereinafter described to individuals, firms or corporations and that said lots shall be subject to the specific covenants, restrictions and obligations hereinafter set forth;

III. And, whereas, Watauga Vista, Inc. did cause to be recorded, "Covenants, Restrictions and Easements, etc." as follows:

(1) On the 5th day of September, 1964, Book E-7 at page 124.
(2) On the 17th day of June, 1965, "Amendments to Covenants, etc." in Book H-7 at page 273.
(3) On the 25th day of October, 1966, "Second Amendments to Covenants, etc." in Book P-7 at page 41.
(4) On the 6th day of September, 1967, "Third Amendments to Covenants, etc." in Book T-7 at page 366.
(5) On the 22nd day of November, 1967, "Fourth Amendments to Covenants, etc. in Book V-7 at page 300.
(6) On the 5th day of August, 1968, "Fifth Amendments to Covenants, etc." in Book Z-7 at page 145.
(7) On the 22nd day of January, 1968, "Sixth Amendments to Covenants, etc." in Book C-8 at page 195.
(8) On the 30th day of July, 1969, "Seventh Amendments to Covenants, etc." in Book F-8 at page 284.
(9) On the 11th day of September, 1970, "Eighth Amendments to Covenants, etc." in Book O-8 at page 254.

ELEVENTH AMENDMENTS TO COVENANTS, RESTRICTIONS, EASEMENTS, RESERVATIONS, TERMS AND CONDITIONS GOVERNING WATAUGA VISTA SUBDIVISION, MILLSHOALS TOWNSHIP, MACON COUNTY, NORTH CAROLINA, AND SAVANNAH TOWNSHIP, JACKSON COUNTY, NORTH CAROLINA.

I. WHEREAS, Watauga, Inc. is the owner of several separate and distinct areas of land located in Millshoals Township, Macon County, North Carolina, and Savannah Township, Jackson County, North Carolina, and it is developing said tracts of land, and whereas, a large part of the property will be used for roads, water rights of way, sewage disposal, parking areas, drives, dedicated parks or areas and space necessary for access roads and residential use and for other areas of common use necessary for proper enjoyment of the residential areas, and

II. WHEREAS, Watauga Vista, Inc. is a private corporation and expects to deed and convey lots for the tracts hereinafter described and referred to, to individuals, firms or corporations and that said lots shall be subject to the specific covenants, restrictions and obligations hereinafter set forth;

III. AND, WHEREAS, Watauga Vista, Inc. did cause to be recorded, "Covenants, Restrictions and Easments, etc." as follows:

(1) On the 5th day of September, 1964, Book E-7 at page 124.
(2) On the 17th day of June, 1965, "Amendments to Covenants, etc." in Book H-7 at page 273.
(3) On the 25th day of October, 1966, "Second Amendments to Covenants, etc." in Book P-7 at page 41.
(4) On the 6th day of September, 1967, "Third Amendments to Covenants, etc." in Book T-7 at page 366.
(5) On the 22nd day of November, 1967, "Fourth Amendments to Covenants, etc." in Book V-7 at page 300.
(6) On the 5th day of August, 1968, "Fifth Amendments to Covenants, etc." in Book Z-7 at page 145.
(7) On the 22nd day of January, 1968, "Sixth Amendments to Covenants, etc." in Book C-8 at page 195.
(8) On the 30th day of July, 1969, "Seventh Amendments to Covenants, etc." in Book F-8 at page 284.
(9) On the 11th day of September, 1970, "Eighth Amendments to Covenants, etc." in Book O-8 at page 254.
(10) On the 9th day of December, 1970, and the 10th day of December, 1970, "Ninth Amendments to Covenants, etc." in Macon County, Book R-8 at page 6, and in Jackson County, Book 358 at page 111.
(11) On the 25th day of October, 1971, "Tenth Amendments to Covenants, etc." in Macon County, North Carolina, in Book Y-8 at page 249, and in Jackson County, North Carolina, on the 6th day of April, 1972, in Book 369 at page 193.

IV. WHEREAS, it is the intention of Watauga Vista, Inc. at this time and by this instrument to further amend the original restrictions and all others listed above as herein set out.

V. WHEREAS, some of the lots referred to in the restrictions set forth above have been sold, all subject to various covenants and restrictions. It is the purpose of this instrument to make all lots described herein or referred to and hereafter conveyed

TWELFTH AMENDMENTS TO COVENANTS, RESTRICTIONS, EASEMENTS, RESERVATIONS, TERMS AND CONDITIONS GOVERNING WATAUGA VISTA SUBDIVISION, MILLSHOALS TOWNSHIP, MACON COUNTY, NORTH CAROLINA, AND SAVANNAH TOWNSHIP, JACKSON COUNTY, NORTH CAROLINA.

I. WHEREAS, Watauga Vista, Inc. is the owner of several separate and distinct areas of land located in Millshoals Township, Macon County, North Carolina, and Savannah Township, Jackson County, North Carolina, and it is developing said tracts of land, and whereas, a large part of the property will be used for roads, water rights of way, sewage disposal, parking areas, drives, dedicated parks or areas and space necessary for access roads and residential use and for other areas of common use necessary for proper enjoyment of the residential areas, and

II. WHEREAS, Watauga Vista, Inc. is a private corporation and expects to deed and convey lots for the tracts hereinafter described and referred to, to individuals, firms or corporations and that said lots shall be subject to the specific covenants, restrictions and obligations hereinafter set forth;

III. AND, WHEREAS, Watauga Vista, Inc. did cause to be recorded, "Covenants, Restrictions and Easements, etc." as follows:

(1) On the 5th day of September, 1964, Book E-7 at page 124.
(2) On the 17th day of June, 1965, "Amendments to Covenants, etc." in Book H-7 at page 273.
(3) On the 25th day of October, 1966, "Second Amendments to Covenants, etc." in Book P-7 at page 41.
(4) On the 6th day of September, 1967, "Third Amendments to Covenants, etc." in Book T-7 at page 366.
(5) On the 22nd day of November, 1967, "Fourth Amendments to Covenants, etc." in Book V-7 at page 300.
(6) On the 5th day of August, 1968, "Fifth Amendments to Covenants, etc." in Book Z-7 at page 145.
(7) On the 22nd day of January, 1968, "Sixth Amendments to Covenants, etc." in Book C-8 at page 195.
(8) On the 30th day of July, 1969, "Seventh Amendments to Covenants, etc." in Book F-8 at page 284.
(9) On the 11th day of September, 1970, "Eighth Amendments to Covenants, etc." in Book O-8 at page 254.
(10) On the 9th day of December, 1970, and the 10th day of December, 1970, "Ninth Amendments to Covenants, etc." in Macon County, Book R-8 at page 6, and in Jackson County, Book 358 at page 111.
(11) On the 25th day of October, 1971, "Tenth Amendments to Covenants, etc." in Macon County, North Carolina in Book Y-8 at page 249, and in Jackson County, North Carolina on the 6th day of April, 1972, in Book 369 at page 193.
(12) On the 28th day of April, 1972, "Eleventh Amendments to Covenants, etc." in Macon County, North Carolina in Book D-9 at page 173, and in Jackson County, North Carolina on the 1st day of May, 1972 at page 225, Book 369.

IV. WHEREAS, it is the intention of Watauga Vista, Inc. at this time and by this instrument to further amend the original restrictions and all others listed above as herein set out.

V. WHEREAS, some of the lots referred to in the restrictions set forth above have been sold, all subject to various covenants and restrictions. It is the purpose of this instrument to make all lots described herein or referred to and hereafter conveyed subject to the covenants and restrictions above referred to and the same is hereby done. All the terms of the original covenants and amendments thereto shall remain in effect except as amended therein.