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DECLARATION OF RESTRICTIONS

(“Restrictions”)

THIS DECLARATION OF RESTRICTIONS, made as of the _____ day of _____, 202___, is made by and between the undersigned Owners of Lots in Providence Plantation, a community in Mecklenburg County, North Carolina (the “Owners”) and the Providence Plantation Homeowners Association, Inc. (the “Association”).

WHEREAS, the Owners are the owners in fee simple of **the Lots described on each “OWNER SIGNATURE PAGE” below** in Providence Plantation, a community in Mecklenburg County, North Carolina;

WHEREAS, the Association is a nonprofit owners’ association that exists to make Providence Plantation a beautiful, safe, and desirable place to live;

WHEREAS, the Owners and the Association wish to ensure that Providence Plantation be and remain a beautiful, safe, and desirable place to live;

WHEREAS, the Owners and the Association believe that restricting the use the Owners’ Lots in the manner described in these Restrictions will help ensure that Providence Plantation be and remain a beautiful, safe, and desirable place to live; and

WHEREAS, these Restrictions shall encumber the Lots in addition to any existing restrictive covenants already encumbering any of the Lots.

NOW, THEREFORE, the Owners and the Association, for themselves and their heirs, assigns, grantees, and successors of any kind or nature, hereby declare that the Lots shall be held, transferred, sold, conveyed, occupied, and used subject to these Restrictions, which shall run with the Lots and be binding on, and inure to the benefit of, all parties having any right, title, or interest in the Lots or any part thereof, including the heirs, successors, and assigns of all of the parties to these Restrictions.

ARTICLE I: DEFINITIONS

“Association” shall mean and refer to the Providence Plantation Homeowners Association, Inc., and its successors and assigns.

“Lot” or “Lots” shall mean and refer to each Lot described on an “OWNER SIGNATURE PAGE” below.

“Owner” or “Owners” shall mean and refer to the undersigned record owners of fee simple title to the Lots, and their successors and assigns.

“Restrictions” shall mean and refer to this Declaration of Restrictions.

ARTICLE II: RESTRICTIONS

1. **Residential Use Only.** Each Owner shall use his Lot for residential purposes only and shall not permit his Lot to be used in any unlawful manner. No structure shall be built on a Lot other than one (1) single-family detached residential dwelling and any accessory structures thereto that are permitted by law. For the avoidance of doubt, duplex and triplex structures are not permitted on any Lot.

2. **No Subdividing of Lots.** No Lot shall be subdivided by sale, lease, or otherwise.

3. **Enforcement.** The Owner of each Lot hereby covenants and agrees that these Restrictions inure to the benefit of and may be enforced by (1) any Owner of a Lot who has executed these Restrictions, including any such Owner’s heirs, successors, or assigns, (2) the Association, (3) any owner of any property that adjoins or abuts a Lot, and (4) any person whose property is harmed by a violation of these Restrictions.

[SIGNATURE PAGES TO FOLLOW]

OWNER SIGNATURE PAGE

IN WITNESS WHEREOF, the undersigned Owners of the below-described Lot have executed these Restrictions as of the day and year first written above.

Signature: _____ Print Name: _____

Signature: _____ Print Name: _____

Property Address: _____

Lot Description:

Being all of Lot _____ of Block _____ as shown on the map recorded at Map Book _____ Page _____ of the Mecklenburg County Public Registry, and also being the Lot described in the deed recorded at Book _____ Page _____ of the Mecklenburg County Registry, and also being the Lot with Mecklenburg County Parcel ID Number _____.

State of North Carolina

County of Mecklenburg

I, the undersigned, a notary public for the County and State aforesaid, certify that _____, being first duly sworn, personally appeared before me this day and acknowledged to me that he/she signed the foregoing document.

Witness my hand and seal this the ____ day of _____, 2025.

[SEAL]

Notary Public
My Commission Expires: _____

State of North Carolina

County of Mecklenburg

I, the undersigned, a notary public for the County and State aforesaid, certify that _____, being first duly sworn, personally appeared before me this day and acknowledged to me that he/she signed the foregoing document.

Witness my hand and seal this the ____ day of _____, 2025.

[SEAL]

Notary Public
My Commission Expires: _____

ASSOCIATION SIGNATURE PAGE

IN WITNESS WHEREOF, the Providence Plantation Homeowners Association, Inc. has executed these Restrictions as of the day and year first written above:

Signature: _____

Print Name: Robert Hayes

Title: President of the Providence Plantation Homeowners Association, Inc.

Signature: _____

Print Name: Bruce Kantor

Title: Secretary of the Providence Plantation Homeowners Association, Inc.

[ASSOCIATION NOTARY ACKNOWLEDGMENTS TO FOLLOW]

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, _____, a **NOTARY PUBLIC** of the aforesaid County and State, do hereby certify that Robert Hayes personally appeared before me this day and acknowledged that he is the **PRESIDENT** of **PROVIDENCE PLANTATION HOMEOWNERS ASSOCIATION, INC.**, a North Carolina corporation, and that he, as **President**, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this the ____ day of _____, 2025.

Notary Public
Print Name: _____
My commission expires: _____

NOTARY SEAL

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, _____, a **NOTARY PUBLIC** of the aforesaid County and State, do hereby certify that Bruce Kantor personally appeared before me this day and acknowledged that he is the **SECRETARY** of **PROVIDENCE PLANTATION HOMEOWNERS ASSOCIATION, INC.**, a North Carolina corporation, and that he, as **Secretary**, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this the ____ day of _____, 2025

Notary Public
Print Name: _____
My commission expires: _____

NOTARY SEAL