

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT THE LAND SHOWN HEREON IS OWNED BY THE UNDERSIGNED, AND HEREBY FREELY DEDICATES ALL RIGHTS-OF-WAY, EASEMENTS, STREETS, RECREATION AREAS, OPEN SPACES, COMMON AREAS, UTILITIES, AND OTHER IMPROVEMENTS TO PUBLIC OF PRIVATE COMMON USE AS NOTED ON THIS PLAT, AND FURTHER ASSUMES FULL RESPONSIBILITY FOR THE MAINTENANCE AND CONTROL OF SAID IMPROVEMENTS UNTIL THEY ARE ACCEPTED FOR MAINTENANCE AND CONTROL BY AN APPROPRIATE PUBLIC BODY OR BY AN INCORPORATED NEIGHBORHOOD OR HOMEOWNERS ASSOCIATION OR SIMILAR LEGAL ENTITY.

CERTIFICATE OF SURVEY & ACCURACY:

STATE OF NORTH CAROLINA --- DUPLIN COUNTY
I, ALEXANDER W. PADGETT, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) FROM RECORDED REFERENCES SHOWN.
THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED WAS 1:10,000, AND THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PREFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.09
TYPE OF GPS FIELD PROCEDURE: RTK
DATES OF SURVEY: MAY 2024
DATUM/EPOCH: NAD83(2011)
PUBLISHED/FIXED-CONTROL USE: VRS
GEOID MODEL: CONTINENTALUS_NGS2018
COMBINED GRID FACTOR: 0.999902
UNITS: US SURVEY FEET

THAT THIS IS A SUBDIVISION OF LAND.

THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56 .1600) AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY HAND AND SEAL THIS ?? DAY OF ??, 2024.

Alexander W. Padgett 03/17/2025
ALEXANDER W. PADGETT, PLS
P. O. BOX 5
KENANSVILLE, NC 28349
910-296-1921



CERTIFICATE OF REVIEW OFFICER

I, Mark Taylor, REVIEW OFFICER FOR WILSON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Mark Taylor 3/17/25
REVIEW OFFICER DATE

CERTIFICATE OF APPROVAL FOR RECORDATION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE WILSON COUNTY SUBDIVISION REGULATIONS AND IS APPROVED FOR RECORDATION.

Mark Taylor 3/17/25
ORDINANCE ADMINISTRATOR
WILSON COUNTY DATE

SITE INFORMATION

SITE LOCATION: 6517 RADIO TOWER ROAD

TRACT ACREAGE: 94.40 Ac.±
NUMBER OF LOTS: 21
LINEAR FOOTAGE OF STREETS: N/A
AREA OF PROPOSED STREET R/W: N/A

ZONE: AR

PIN: 2781-05-6585 & 2771-96-3244

MINIMUM BUILDING SETBACKS:
FRONT/ R/W: 40'
SIDE: 12'
REAR: 30'
CORNER SIDE: 20'
MINIMUM STREET FRONTAGE: 100 FT.
MINIMUM LOT SIZE: 40,000 SF

FLOOD PANEL MAP: 3720278100K

DISTURBED AREA: 0 Ac.±

DRAWN BY: AWP

FILE: Z:\24121_STOCKS_SUBDIVISION

SURVEYING, MAPPING, & PLANNING
SITE LAYOUT & DESIGN

**JIM BLANCHARD
ASSOCIATES
P.C.**

A PROFESSIONAL
SERVICES COMPANY
"SOLUTIONS SINCE 1976"
FIRM LICENSE NO.: C-2957

office: 910-296-1921

www.jbasurveyors.com

email: jim@jimblanchardassociates.com

P. O. BOX 5
306 N. NC 11 & 903
KENANSVILLE, NORTH CAROLINA
28349

JIM BLANCHARD, PLS
COMPANY FOUNDER
CELL 910-271-0289

SURVEY DATE: MAY 2024-FEB. 2025
MAP DATE: FEB. 20, 2025

TOWNSHIP - OLD FIELDS
COUNTY - WILSON
STATE OF NORTH CAROLINA

MAJOR
SUBDIVISION
SURVEY
FOR:

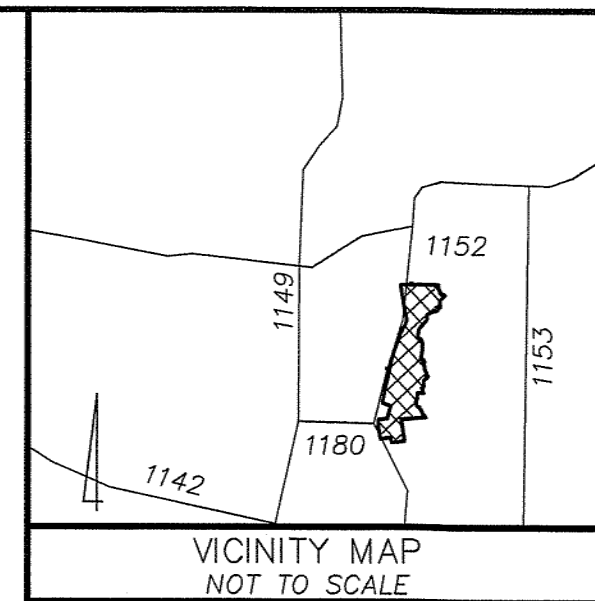
**SILO RIDGE FARMS
PHASE 1**

Doc ID: 007252580001 Type: CRP
Recorded: 03/17/2025 at 03:18:24 PM
Fee Amt: \$21.00 Page 1 of 1
Wilson, NC
Lisa J. Stith Register of Deeds
BK 45 PG 137

BAR SCALE - U.S. SURVEY FEET

0' 400' 800' 1200'

1 inch = 400 ft.



RECORDED REFERENCES:
RED OAK FARMS, LLC
DEED BOOK 3043, PAGE 315
MAP BOOK 23, PAGE 8
MAP BOOK 16, PAGE 217

ARTICLE II. COVENANTS

Section 1. **Residential Use Only.** No lot shall be used except for residential purposes only. No dwelling shall be erected, altered, placed or permitted to remain on any lot, other than one detached, single-dwelling not to exceed two stories in height, and a private garage for not more than three cars and other outbuildings incidental to residential use of the lot.

Section 2. **Approval of new construction.** No building, prefabricated outbuilding, fence, dwelling, or other structure shall be erected, placed or altered on a Lot until the construction or alteration plans and specifications, including the exterior color scheme and a plan showing the location of the structure, have been approved by the Architectural Control Committee (hereinafter the "Committee") as to quality of workmanship and materials, harmony of external design and color with existing structures, and as to location with respect to topography and finished grade elevation. No fence or walls shall be erected, placed or altered on a Lot except to the rear of the house which must be similarly approved. Approval by the Committee shall be as hereinafter provided. Driveway pipe installed must be installed on all driveways in accordance with the final grading plan on file with the Architectural Control Committee and North Carolina Department of Transportation requirements.

Section 3. **Architectural Control Committee Composition and Operation.** The Architectural Control Committee is composed of Red Oak Farms Development, LLC, ("Red Oak Farms Development"). The Committee may designate a representative to act for it, and in the event of the death or resignation of Red Oak Farms Development, Developer may appoint one or more persons to take his place, and such successors shall have full authority to act. The appointment of such a successor member shall be executed in writing and filed in the office of the Register of Deeds of Wilson County. All communications addressed to the Committee shall be addressed to RADIO TOWER Architectural Control Committee, c/o Red Oak Farms Development, LLC, 5088 Oak Level Road, Rocky Mount, NC 27863, or such other address as shall be set forth by the Declarant.

The Committee's approval or disapproval of plans submitted to it shall be in writing. In the event the Committee or its designated representative fails to approve or disapprove the plans within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required.

Section 4. **Wilson County Zoning.** The Lots are subject to the zoning and subdivision ordinances and regulations of Wilson County, and all dwellings constructed on a Lot shall comply with all such applicable ordinances and regulations.

Section 5. **Easement Reservations.** Easements for installation and maintenance of utilities and drainage and other easements are reserved as shown on the recorded plat of the Subdivision. Declarant reserves an easement for itself, its grantees, successors and assigns, to enter upon the Subdivision for access, including ingress and egress for both vehicles and pedestrians, to and from any public street, road, land, walkway or right-of-way. The easement shall be over the streets, sidewalks, bridges and other access ways of the Subdivision. Declarant further reserves the right to connect, at Declarant's expense, to any street, roadway, walkway or other means of access that are located on the Common Areas of the Subdivision. This reservation of access easements and the right of connection should be construed liberally in favor of the Declarant, in order to facilitate the development of all or any portion of the Subdivision.

Section 6. **No Nuisances. No Businesses. Hobbies.** No obnoxious or offensive activity thing shall be carried on or permitted upon any lot, nor shall anything be done or permitted thereon which may be or become an annoyance or nuisance to the owners of Lots in the Subdivision. No business profession, trade, craft, or industrial activity whatsoever shall be carried on or established upon any Lot or any structure erected thereon except home-based businesses with limited visitors. No trade materials or inventory shall be stored on any Lot in a manner visible to other lots or from the Road. No hobby or other activity which might tend to cause disorderly, unsightly or unkempt conditions shall be pursued, permitted, or undertaken on any part of any Lot or portion of the Subdivision.

Section 7. **No Temporary Structures.** No structure of a temporary character, trailer, double-wide, modular home, mobile home, manufactured home, camper, basement, tent, shack, barn or other outbuilding shall be used at any time as a residence, either permanently or temporarily. No metal buildings or structures shall be erected on any Lot. Construction trailers, temporary construction buildings and the like are permitted for construction purposes during the construction period of residential structured provided they shall be removed from the Lot within ten (10) days after a certificate of occupancy has been issued for the residential structure or improvement being constructed. Unless otherwise allowed herein, there shall be no outside storage or parking upon any Lot, or within any portion of the Landscape Easements of any mobile home, trailer, tents, motor home, tractor, truck campers, motorized campers or trailers, motorcycles, motorized bicycles, motorized go-carts, boats, jet skis or any other transportation devices.

Section 8. **Animals.** No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except as expressly permitted herein. No more than four (4) non-vicious and non-dangerous dogs, cats or other combination of dogs and cats may be kept, provided such household pets may not be released, bred or kept for commercial purposes. Pets must be kept in an enclosed area in the rear of the yard when not on a leash. Poultry is permitted for personal use provided they are housed or penned in an aesthetically pleasing manner and not free range. Hens are permitted. Crowing roosters are prohibited. Up to 1 horse per every two acres is permitted. Horse stalls, horse fencing, and barns necessary to support horses are expressly permitted provided they are aesthetically pleasing and approved by the Architectural Control Committee.

Section 9. **No Garbage; Shielding; Junk Vehicles.** No Lot shall be used or maintained as a dumping ground for rubbish or trash. Garbage and other waste shall be kept in sanitary containers and located at the rear of any dwelling located on the Lot. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and be screened from view or shielded by the use of shrubs, fences, or other suitable screening material. Pens, yards and houses for household pets, aboveground fuel storage containers, wood or other fuels, shall be located to the rear of the dwelling located on the Lot and be screened from view or shielded by the use of screened enclosure which must be compatible in appearance with the previously constructed residential structure. Exterior air conditioning and heating equipment, or other mechanical equipment shall be screened from view or covered by the use of shrubs, fences or other suitable screening material. Any such screened enclosure must exceed in height by at least one (1) foot any such aboveground fuel storage containers, wood or other fuels located on the Lot. No junk and/or wrecked motor vehicles, including junked and/or wrecked boats, trailers, farm machinery, mowers or implements, shall be permitted on any Lot at any time.

Section 10. **Parking and Driveways.** All campers, trailers, boats, and any other recreational vehicles shall be kept inside a garage and generally not visible from the streets. No vehicles shall be parked in the front yard except on the paved driveway. All driveways and parking surfaces shall be covered with concrete. No Owners or other persons shall repair or restore any vehicle of any kind upon or within any Lot, dwelling or any portion of the Landscape Easement, except within enclosed garages or for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility.

Section 11. **Lawn Maintenance.** Each Owner shall keep its Lot free of tall grass, undergrowth, dead trees, trash and rubbish. Yards must have grass coverage of 95% and the grass and other areas on a Lot must be properly maintained so as to present a pleasing appearance. In the event an owner does not properly maintain its Lot as above provided, then an owner does not have the Committee may have the required work done, and the costs thus incurred shall be paid by the Owner.

Section 12. **Additional Land.** Developer reserves the option but is not obligated to subject all or portions of the Additional Land to these restrictions either by incorporation by reference in a deed conveying any portion of the same or a declaration recorded in the Wilson County Registry.

Section 13. **OMITTED.**

Section 14. **Fences.** Except as otherwise noted herein, fences shall not exceed the back corners of the Dwelling located on the Lot. Fences shall be constructed from either black coated chain link, or from black or white vinyl. Wood fences are prohibited. Three or Four rail fencing for horses, or post and single top rail with black vinyl coated welded wire is permitted in addition to other fencing as approved in Section 14 herein. Fencing for horses as prescribed herein is the only fences that may be constructed of wood, but any wood horse fence must be painted black and routinely maintained to keep a pleasing aesthetic appearance. Black vinyl coated welded wire may also be used in conjunction with the rail fencing. If black vinyl coated welded wire is used, it must be placed on the interior of the fence. Fencing for poultry may be welded wire and may be unpainted. Barbed wire is expressly prohibited.

Section 15. **Radio and Television Antennae.** No exposed or exterior radio or television transmission or receiving antennae shall be erected, placed, or maintained on any part of a lot or upon a structure thereon. Subject to prior approval of the Declarant, small television antennae satellite dishes attached to the house structure may be allowed.

Section 16. **Casualty.** Any dwelling or improvement on any Lot which is destroyed in whole or in part by fire or other casualty must be rebuilt forthwith or all debris removed and the Lot restored to a slightly condition with a reasonable promptness; provided, however, that in no such event shall such debris remain on such Lot longer than 120 days from the date of the fire or other casualty.

Section 17. **Underground Utilities.** All telephone, electric and other utility lines and connections between the main utility lines serving a Lot or dwelling and any building constructed on any building site shall be concealed and located underground so as not to be visible.

Section 18. **Duration.** These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2047, on which date they shall automatically be extended for successive periods of ten (10) years unless these covenants are changed, amended, or removed in whole or in part by an Instrument joined in by a majority of the Owners and recorded in the Wilson County Registry.

Section 19. **Amendment.** In view of the change in economic or other conditions and in order to facilitate the protection of property interests in the Subdivision and to preserve the character and atmosphere of the Subdivision, the Developer reserves the right to modify and amend the provisions of this Declaration during the Declarant Control Period; and the waiver, joinder, or consent of any adjacent property Owner or any other property Owner in the Subdivision shall not be required. After expiration of the Declarant Control Period and so long as is consistent with the design, scheme and purposes of this Declaration, the Owners may amend this Declaration at any time by the affirmative vote of the owners of not less than 66.67% of the votes of Owners in the Subdivision. Any amendment must be recorded in the Wilson County Register of Deeds. Following the end of the Declarant Control Period, no such agreement to amend, in whole or in part, shall be effective unless written notice of the proposed amendment is sent to every Owner at least thirty (30) days in advance of any action taken, and no such amendment shall be effective with respect to any permanent easements or other permanent rights or interests relating to the Common Areas herein created unless such amendment is consented to in writing by Declarant and all other beneficiaries of such permanent easements and rights of interests.

Section 20. **Waiver of Violations.** There is also reserved to the Developer the right to waive any violation of the minimum building and set back lines without the consent of any property owner in the Subdivision.

Section 21. **Enforcement.** Enforcement of any one of these covenants may be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

Section 22. **Validity.** Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

CURRENT LISTED OWNER:
RED OAK FARMS LLC
DEED BOOK 3043, PAGE 315
MAP BOOK 16, PAGE 217

SHEET 1 of 5

Book 45 page 137