

NORTH CAROLINA

RESTRICTIVE COVENANTS

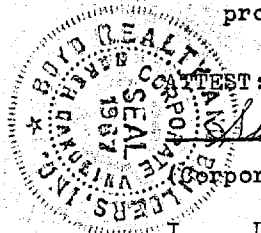
RANDOLPH COUNTY

Boyd Realty & Builders, Inc., a corporation organized under the laws of the State of North Carolina, with principal offices located in Asheboro Township, Randolph County, North Carolina, for a one half undivided interest, by and through its duly authorized and qualified officers hereinafter named; in their capacity as officers of said corporation and Betty A. Pell (unmarried), for a one half undivided interest, as an individual, being citizens and residents of Randolph County, North Carolina, and after first being duly sworn, say:

That they are the owners of certain lots or parcels of land which have been platted and recorded in the office of the Register of Deeds of Randolph County, North Carolina, and designated as FOREST HAVEN ESTATES, as shown by plat recorded in Plat Book 14, Page 26, Randolph County Registry; and that they are the sole owners of said property.

That your affiants in order to promote a well classified and regulated residential district upon said land as hereinabove specified do hereby place upon the said lands the restrictive covenants as hereinafter set forth, to wit:

- 1. This property shall not be used for any business or commercial use.
2. No residence shall be built nearer the front property line than 40 feet or nearer the side property line than 10 feet.
3. No hogs, or hoggens shall be permitted on the property; commercial chicken houses will be permitted on back lots if they are kept so that there will be no offensive odor to adjoining property owners.
4. There shall be no outside toilets permitted on the property and all sewage disposal shall be made through the use of approved septic tanks.
5. No residence shall be built upon a lot having less than 20,000 square feet of land area.
6. No residence shall be built that has less than 800 square feet of floor space on the first floor, exclusive of carport, porches or garages.
7. There shall be no junk automobiles allowed on the property.
8. No imitation siding may be used. No cement blocks may be left showing from the outside appearance.
9. There shall be no trailer homes of any kind permitted on the property.
10. There shall be no Shell homes of any kind permitted on the property.

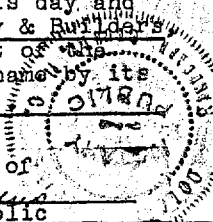


TEST:
Shirley C. Boyd
Secretary
(Corporate seal)

Boyd Realty & Builders, Inc.
By: William F. Boyd
President
By: Betty A. Pell
Seal

I, Dolores K. Goins, a Notary Public, do hereby certify that Shirley C. Boyd personally came before me this day and acknowledged that she is Secretary of Boyd Realty & Builders, 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 by Betty A. Pell
My Commission Expires Sept. 12, 1974

Witness my hand and official seal, this the 28th day of July 19 70.
Dolores K. Goins
Notary Public



NORTH CAROLINA — Randolph County

The foregoing certificate(s) of

Delores K. Gains

Notary Public of

Randolph Co., N.C.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book

Page _____ This *29* day of

July

19 *70* at *2:30* o'clock *P.* M.

Annie Shaw, Register Deeds

By *Sue Phillips Asst.*

Register of Deeds

*Boyd Realty
2404 W. Dwyer Blvd.
Asheboro*

3.50 pl.