

Louis W. Armstrong and wife Rachel Y. Armstrong; Ben F. Coleman and wife Dorothy B. Coleman and Mark S. Steed are the owners of certain lots of land which has been platted and recorded in the office of the Register of Deeds of Randolph County in Plat Book 14 at Page 63, and designated as Map of Subdivision East-Brook Woods Development. All these said lots or parcels of land as herein specified as being embraced within the bounds of said subdivision.

That in order to promote a well classified and regulated residential district upon said lots hereinabove specified as being duly laid out in said subdivision and described upon said plat to place upon the hereinabove described property the restrictions as hereinafter set forth:

1. That the property hereinabove described shall be used for residential purposes only, and no building other than residences except garages or outside utility buildings for domestic purposes shall be built on said premises, this shall not apply to churches or schools.
2. That all residences constructed shall consist of at least four rooms and a minimum of 1000 square feet of floor space, exclusive of breezeways and garages.
3. That no house trailers shall be parked upon said property.
4. That no cement or concrete blocks may be exposed or placed where they can be seen in the exterior of the houses.
5. That no used lumber or unsightly material may be used in the construction of these residences.
6. No residence or building of any kind erected on the property shall be nearer the front property line on any street than forty (40)-feet, nor nearer to the side property lines than ten (10) feet.
7. That all sewage disposal shall be made through use of approved septic tanks or underground sewer system.
8. That no apartment houses shall be erected or licensed to exist on the above described lots.
9. That no shell homes shall be erected on the above described lots.
10. No livestock or other animals, except family pets, shall be kept or maintained on said lots and/or tracts.
11. There shall be no junk automobiles allowed on the property.
12. An easement has been granted to Duke Power Company and to North State Telephone Company for the purposes of supplying electricity to the owners and occupants of said lots and telephone service to lot owners and or occupants.

The above covenants and conditions are placed on the property and lots hereinabove specified and set forth as a part of a general plan of development for the benefit of all owners of the property hereinabove specified within said development, and said covenants are and shall be binding upon the present owners of said lands, their successors, heirs and assigns, and shall be covenants running with the land, binding on all future owners of said lots.

This agreement to be in full force and effect until January 1, 2000.

IN TESTIMONY WHEREOF, Louis W. Armstrong and wife Rachel Y. Armstrong; Ben F. Coleman and wife Dorothy B. Coleman and Mark S. Steed have caused these restrictive covenants to be signed by all partners and owners of East-Brook Woods, on this the 15th day of June, 1971.

Dorothy B. Coleman (SEAL)  
Dorothy B. Coleman

Mark S. Steed (SEAL)  
Mark S. Steed

Louis W. Armstrong (SEAL)  
Louis W. Armstrong

Rachel Y. Armstrong (SEAL)  
Rachel Y. Armstrong

Ben F. Coleman (SEAL)  
Ben F. Coleman

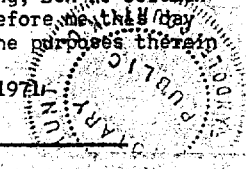
NORTH CAROLINA-RANDOLPH COUNTY

I, Doris W. Hunt, a Notary Public in and for said county and state, do hereby certify that Louis W. Armstrong and wife Rachel Y. Armstrong; Ben F. Coleman and wife Dorothy B. Coleman and Mark S. Steed, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal, this 15th day of June, 1971.

My Commission expires 11/16/74

Doris W. Hunt  
Notary Public



NORTH CAROLINA - Randolph County

The foregoing certificate(s) of Doris W. Hunt, Notary Public of Randolph County, N.C.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book \_\_\_\_\_ Page \_\_\_\_\_ This 16th day of June, 1971 at 2:09 o'clock P.M.

Annie Shaw, Register Deeds  
By Annie Shaw Register of Deeds