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NORTH CAROLINA  
RANDOLPH COUNTY

RESTRICTIVE COVENANTS

C. Reitzel Smith and Gena L. Harris, the owners in fee simple of the real property described in Deed Book 1038 at Page 122, Randolph County Public Registry hereby makes the following declarations as to limitations, restrictions, and uses to which the lots and/or tracts lying on the West side of North Carolina Highway No. 134 constituting a subdivision lying on the West side of North Carolina Highway No. 134 may be put, hereby specifying that said declaration shall constitute covenants to run with the land and shall apply only to the tract or lots lying on the West side of North Carolina Highway No. 134 as provided by law, and shall be binding on all parties, corporations, and all persons or firms claiming under them, and for the benefit of and limitations upon all future owners in said subdivision, this declaration of restrictions being designed for the purpose of keeping said subdivision desirable, uniform and suitable in architectural design, and to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to maintain the desired tone in the community, and thereby to secure to each site owner the full benefit and enjoyment of his home, with no greater restriction upon the free and undisturbed use of his site than is necessary to insure the same advantages to the other site owners. The restrictive covenants are as herein specified:

1. All lavatories and/or toilets shall be built indoors and connected with an outside septic tank which shall be approved by the Randolph County Health Department, until such time as a sewer system shall be maintained, at which time the purchaser, his successors or assigns, agrees to connect said premises therewith without delay.
2. No more than one residence may be built on any lot or tract of land comprising less than one acre.
3. No manufacturing or commercial enterprise, or enterprises of any kind for profit shall be maintained upon, in front of, or in connection with any of the lots in said subdivision, nor shall said lots in any way be used for other than strictly residential purposes EXCEPT this restriction shall not apply to any tract or lot whose beginning point shall be 300 feet West of the right of way of North Carolina Highway 134.
4. No nuisance, or offensive, noisy, or illegal trade, calling, or transaction shall be done, suffered, or permitted upon the lands in said subdivision, nor shall any lot or part of said subdivision be used or occupied injuriously to affect the use, occupation, or value of the

adjoining or adjacent premises for residence purposes, or the neighborhood wherein said premises are situated.

5. No commercial chicken houses shall be maintained on any tract or parcel of land in this subdivision.

6. No billboards, sign boards, or unsightly objects of any kind shall be maintained on said lands in this subdivision or any part thereof.

7. No trailers or mobile homes will be permitted on any of the lots in this subdivision.

8. No junk cars will be permitted upon any of the lands in this subdivision.

9. No structure shall be erected or placed on any lot unless a said structure shall have at least 1200 square feet of living area exclusive of carports, garages, and porches; EXCEPT this restriction shall not apply to any tract or lot whose beginning point shall be 300 feet West of the right of way of North Carolina Highway 134.

10. No buildings shall be located on any building lot nearer than 20 feet to any side lot line, or within 75 feet of the front line of each lot.

11. There shall be no cinder or cement blocks visible on any structure place on any of the lots in this subdivision.

12. No land owners in the tract shall maintain any offensive or dangerous pets.

13. THESE RESTRICTIVE COVENANTS APPLY ONLY TO THE LOTS OR TRACTS FROM THE REAL PROPERTY DESCRIBED IN DEED BOOK 1038, PAGE 122, RANDOLPH COUNTY PUBLIC REGISTRY WHICH LIE ON THE WEST SIDE OF NORTH CAROLINA HIGHWAY NO. 134.

These restrictions and reservations are made for the benefit of any and all persons who now may own, or who may hereafter own, property in this subdivision, and such persons are specifically given the right to enforce these restrictions and reservations.

This the 22<sup>nd</sup> day of October, 1971.

C. Reitzel Smith  
C. Reitzel Smith

Gena L. Harris  
Gena L. Harris

NORTH CAROLINA - Randolph County

I, Janice M. Brady, a Notary Public of said County, do hereby certify that C. Reitzel Smith and Gena L. Harris personally appeared before me this day and acknowledged the execution of the foregoing Restrictive Covenants.

Witness my hand and seal, this the 22<sup>nd</sup> day of October, 1971.



Janice M. Brady  
Notary Public

My Commission Expires: May 28, 1975

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of Janice M. Brady, 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 26 day of October, 1971 at 9:50 o'clock A.M.

Annie Shaw, Register Deeds  
By Colleen Callicutt, Deputy Register of Deeds