

NORTH CAROLINA  
RANDOLPH COUNTY

AMENDMENT OF RESTRICTIVE COVENANTS  
ON J. R. FRAZIER PROPERTY

KNOW ALL MEN BY THESE PRESENTS, That we, Paul Lowman and wife, Wanda S. Lowman of Davidson County, North Carolina and Joseph E. Bird, Jr. and wife, Rosemary N. Bird, of Randolph County, North Carolina, do hereby covenant and agree to and with all persons, firms or corporations hereafter acquiring any of the property hereinafter described:

WITNESSETH:

That whereas, under date of June 8, 1965, a plat of the J. R. Frazier property was recorded in Plat Book 11, Page 74, Randolph County Registry, said plat containing thirteen lots said map of thirteen lots being more fully shown in the Office of the Register of Deeds for Randolph County, North Carolina, in Plat Book 11, Page 74, and whereas certain restrictive covenants on said thirteen lots were set out on each individual deed of conveyance of the thirteen lots to Paul Lowman and wife, Wanda S. Lowman and Joseph E. Bird, Jr. and wife, Rosemary N. Bird in said subdivision; and whereas, the parties named above are the owners of all of the thirteen lots in the Subdivision above referred to, namely, J. R. FRAZIER PROPERTY; and whereas, J. R. Frazier and wife, Grace B. Frazier, who were the original developers and owners of said subdivision have no longer any interest in said thirteen subdivision lots, having sold all of said lots.

That whereas the restrictive covenants of said subdivision, states the following:

This property shall be used for residential purposes only.

No residence shall be built nearer the front property line than 40 feet.

No hog pens of any kind shall be permitted on the property.

There shall be no outside toilets permitted on the property and all sewage disposal shall be made through the use of approved septic tanks.

No residence shall be built that shall have less than 1,000 square feet of heated floor space, exclusive of carports, porches or garages.

There shall be no junk automobiles allowed on this property.

No imitation siding may be used or no cement blocks can be left showing from the outside appearance. No pillow type.

There shall be no trailer homes of any kind permitted on the property.

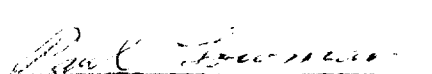
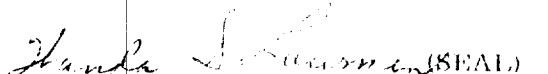
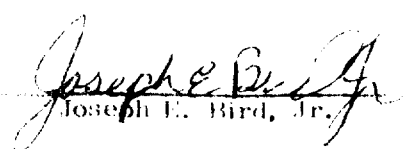
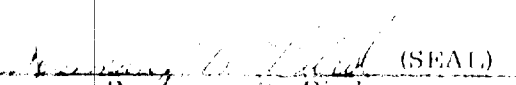
There shall be no shell homes permitted on the property.

And whereas the owners of all of the thirteen lots comprising the subdivision are desirous of removing all of the residential restrictions on said property pertaining to residences and that said property comprising the subdivision be made available for any use desired by the owners whether residential, commercial, agricultural or industrial. That the reason for the removal of said restrictions is that the area surrounding this subdivision has become more suitable for commercial and industrial growth because the surrounding area is developing into a commercial and industrial area.

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, all parties hereby mutually agree with each other that all residential and other restrictions set out above on said subdivision are hereby removed, cancelled and voided ; that said record owners are hereby authorized to develop said subdivision area for any usage, commercial, industrial or otherwise.

And said cancellation shall be applicable to any, every and all persons, firms or corporations hereinafter purchasing or acquiring any of the property comprising J. R. Frazier Property as recorded in Plat Book 11, Page 74, Office of the Register of Deeds for Randolph County, North Carolina.

IN TESTIMONY WHEREOF, all the property owners in the subdivision known as J. R. Frazier Property, have executed the foregoing waiver, this the 18th day of February, 1972.

 (SEAL)	 (SEAL)
Paul Lowman	Wanda S. Lowman
 (SEAL)	 (SEAL)
Joseph E. Bird, Jr.	Rosemary N. Bird

NORTH CAROLINA  
DAVIDSON COUNTY

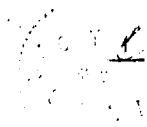
*Betty Lockhart*, a Notary Public of said County, do hereby certify that Paul Lowman and wife, Wanda S. Lowman, personally appeared before me this day and acknowledged the due execution of the foregoing Amendment of Restriction on Lots of J. R. Frazier Property.

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Witness my hand and notarial seal, this the 29<sup>th</sup> day of February, 1972.

Betty Sechrist  
Notary Public  
VIO

My Commission Expires:

July 15, 1976

NORTH CAROLINA

RANDOLPH COUNTY

I, Betty Sechrist, a Notary Public of said County, do hereby certify that Joseph E. Bird, Jr. and wife, Rosemary N. Bird, personally appeared before me this day and acknowledged the due execution of the foregoing Amendment of Restrictive Covenants of J. R. Frazier Property.

Witness my hand and notarial seal, this the 29<sup>th</sup> day of March, 1972.

Dawn C. Rooster  
Notary Public

My Commission Expires:

October 33, 1974

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of Dawn C. Rooster, n. P. of Randolph Co., N.C. & Betty Sechrist, Davidson Co. N.C. Notary Public of

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1048 Page 919 This 29 day of March, 19 72 at 11:30 o'clock A.M.

Annie Shaw, Register Deeds  
Wanda Phillips, asst. - Register of Deeds