

427

NORTH CAROLINA
GUILFORD COUNTY

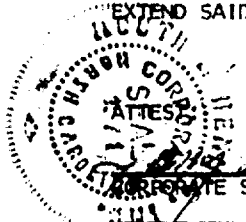
BLANKET RESTRICTIVE COVENANTS GOVERNING THE USE OF PROPERTY LOCATED IN THE SUBDIVISION KNOWN AS CANTERBURY TRAILS, SECTION NO. 1, SITUATED IN PROVIDENCE TOWNSHIP, RANDOLPH COUNTY, NORTH CAROLINA, AND SHOWN ON THE MAP OF SAME RECORDED IN PLAT BOOK 15, PAGE 45, IN THE OFFICE OF THE REGISTER OF DEEDS OF RANDOLPH COUNTY, NORTH CAROLINA.

KNOW ALL MEN BY THESE PRESENTS: THAT ROUTH AND HENNIS, INC. OWNER AND DEVELOPER OF THE SUBDIVISION KNOWN AS CANTERBURY TRAILS, SECTION NO. 1, MAP OF WHICH IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF RANDOLPH COUNTY, NORTH CAROLINA, IN PLAT BOOK 15, PAGE 45, DOES HEREBY COVENANT AND AGREE WITH ALL OTHER PERSONS, FIRMS OR CORPORATIONS NOW OWNING OR HEREAFTER ACQUIRING ANY PROPERTY IN SAID SUBDIVISION, THAT ALL LOTS THEREIN NOW OWNED BY THEM ARE HEREBY SUBJECTED TO THE FOLLOWING RESTRICTIONS AS TO THE USE THEREOF, RUNNING WITH SAID PROPERTIES BY WHOMSOEVER OWNED, TO WIT:

1. THIS PROPERTY SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
2. NO RESIDENCE, EXCLUDING MOBILE HOMES, SHALL HAVE LESS THAN 1200 SQUARE FEET OF FLOOR SPACE ON THE FIRST FLOOR, EXCLUSIVE OF CARPORTS, PORCHES, OR GARAGES.
3. NO RESIDENCE OR MOBILE HOME SHALL BE PLACED UPON LESS THAN A MINIMUM OF 40,000 SQUARE FEET OF LAND.
4. THERE SHALL BE NO JUNK AUTOMOBILES ALLOWED ON THE PROPERTY.
5. NO AXLES AND WHEELS ON MOBILE HOMES SHALL BE LEFT SHOWING FROM STREET SIDE, AND ALL HOUSES MUST HAVE UNDERPINNING.
6. NO HOG PENS OF ANY KIND SHALL BE PERMITTED ON THE PROPERTY.
7. NO FENCE MAY BE PLACED WITHIN 100 FEET OF THE FRONT PROPERTY LINE WITHOUT THE DESIGN AND LOCATION APPROVED BY THE DEVELOPER.

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL THE PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1992, AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY EXPIRE UNLESS BY VOTE OF A MAJORITY OF THE THEN PROPERTY OWNERS OF THE LOTS IT IS AGREED BY SAID MAJORITY TO EXTEND SAID COVENANTS FOR TEN-YEAR PERIODS AFTER JANUARY 1, 1992.

ROUTH AND HENNIS, INC.



H. L. Hennis
SECRETARY

J. Edward Routh
PRESIDENT

STATE OF NORTH CAROLINA—GUILFORD COUNTY

This 3RD day of JULY, A.D., 1972, personally came before me MARY RUTH COX, A NOTARY PUBLIC

HARRY L. HENNIS of said County and State,

who being by me duly sworn, says that he knows the common seal of ROUTH AND HENNIS, INC. and is acquainted with J. EDWARD ROUTH

who is President of said corporation and that he, the said HARRY L. HENNIS

Secretary of the said corporation, and saw the said President sign the foregoing instrument, and that he, the said

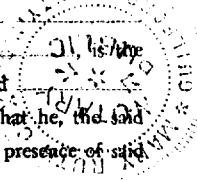
HARRY L. HENNIS Secretary as aforesaid, affixed said seal to said instrument, and that he, the said

HARRY L. HENNIS, signed his name in attestation of the execution of said instrument in the presence of said

President of said corporation. Let the said ~~copy~~ INSTRUMENT and this certificate be registered.

Witness my hand and official seal, this the 3RD day of JULY, 1972.

MY COMMISSION EXPIRES MARCH 30, 1975



NORTH CAROLINA -- Randolph County

The foregoing certificate(s) of *Mary Ruth Cox*, Notary Public of

Guilford Co., N.C.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1051

Page 427 This 5th day of July, 1972 at 3:13 o'clock P.M.

Annie Shaw, Register Deeds

By *Brenda League, Deputy* Register of Deeds