

MAIL TO: ROUTH AND HENNIS, INC. ROUTE 7, BOX 602, GREENSBORO, N. C. 27407

2.50 p.d.

NORTH CAROLINA
GUILFORD COUNTY

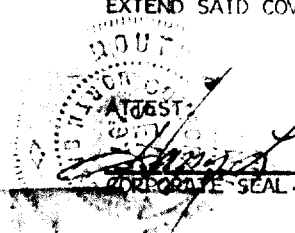
BLANKET RESTRICTIVE COVENANTS GOVERNING THE USE OF PROPERTY LOCATED IN THE SUBDIVISION KNOWN AS CANTERBURY TRAILS, SECTION NO. 2, SITUATED IN PROVIDENCE TOWNSHIP, RANDOLPH COUNTY, NORTH CAROLINA, AND SHOWN ON THE MAP OF SAME RECORDED IN PLAT BOOK 15, AT PAGE 77, IN THE OFFICE OF THE REGISTER OF DEEDS FOR 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. 2, MAP OF WHICH IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RANDOLPH COUNTY, NORTH CAROLINA, IN PLAT BOOK 15, AT PAGE 77, 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 850 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.

 Harry L. Hennis SECRETARY Edward Routh PRESIDENT

STATE OF NORTH CAROLINA - GUILFORD COUNTY

I, Mary Ruth Cox, a notary public, do hereby certify that Harry L. Hennis personally came before me this day and acknowledged that he is the Secretary of Routh and Hennis, Inc. and that, by authority duly given and as the act of the Corporation, the foregoing instrument was signed on its name by its President, sealed with its corporate seal, and attested by himself as its Secretary.

My commission expires March 30, 1975.
Witness my hand and official seal this 25th day of November, 1972.
Mary Ruth Cox Notary Public (Seal)

STATE OF NORTH CAROLINA - ~~GUILFORD~~ COUNTY

The foregoing certificate of Mary Ruth Cox Notary Public of Guilford County, N.C.

is (are) certified to be correct and a duplicate was presented for registration and recorded in this office at Book 1055, Page 16. This 28th day of November, 1972 at 1:00 o'clock P.-M.

Annie Shaw Register of Deeds
By Annie Shaw Register of Deeds