

2714  
NORTH CAROLINA  
RANDOLPH COUNTY

RESTRICTIVE COVENANTS

J. W. Morgan (unmarried), and Beauford Greene and wife, Sue B. Greene, are the owners of certain lands now duly platted as "Country Club Acres Subdivision", recorded in Plat Book 16, Page 48, Randolph County Registry, State of North Carolina; these restrictive covenants shall apply to all of the land in said subdivision except tracts 46, 47, and 48.

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 maps and to place upon the hereinabove property the restrictions hereinafter set out:

- (1) This property shall be used for residential purposes only except school houses or churches.
- (2) No residence shall be built nearer the front property line than 40 feet nor nearer than 10 feet to the side property line.
- (3) No hog pens or chicken houses of any kind shall be permitted on the property.
- (4) There shall be no junk or inoperative automobiles allowed on the property, nor any other unsightly junk stored thereon.
- (5) There shall be no outside toilets permitted on the property, and all sewage disposal shall be made through the use of septic tanks approved by the Randolph County Health Department.
- (6) No residence shall be built upon less than 40,000 square feet of land.
- (7) No residence shall be built that shall have less than 1,000 square feet of heated floor space on the first floor, exclusive of carports, porches, or garages.
- (8) No cement blocks can be left showing from the outside. All foundations will be enclosed.
- (9) There shall be no trailer or mobile homes of any kind permitted on the property.
- (10) There shall be no "shell" type homes of any kind permitted on the property, and no building shall be occupied until fully completed. This shall not restrict an owner from adding on to a previously completed building.

MOSEY & MOSEY P.A.  
LAWYERS  
200 WORTH STREET  
ASHEBORO, N. C.

(11) All out buildings placed upon the above described tract shall be constructed of new materials which shall be in keeping with materials used in existing permanent buildings.

Restrictions "4, 9, and 10" above shall apply to tracts 46, 47, and 48. No other restrictions set forth above shall apply to said tracts.

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, 2008.

IN TESTIMONY WHEREOF, J. W. Morgan (unmarried) and Beauford Greene and wife, Sue B. Greene, have hereunto affixed their hands and seals on this the 15th day of November, 1973.

J. W. Morgan (SEAL)  
J. W. Morgan

Beauford Greene (SEAL)  
Beauford Greene

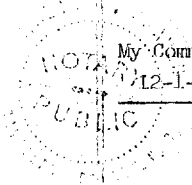
Sue B. Greene (SEAL)  
Sue B. Greene

NORTH CAROLINA  
RANDOLPH COUNTY

I, Mazie W. Craven, a Notary Public in and for said county and state, do hereby certify that J. W. Morgan and Beauford Greene and wife, Sue B. Greene, personally appeared before me and acknowledged the execution of the foregoing Restrictive Covenants.

Witness my hand and notarial seal, this 15th day of November, 1973.

Mazie W. Craven  
Notary Public



My Commission Expires:  
12-1-74

NORTH CAROLINA - Randolph County  
The foregoing certificate(s) of

Mazie W. Craven  
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 1063.  
Page 276 This 15th day of November, 1973 at 9:50 o'clock A.M.

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