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NORTH CAROLINA  
RANDOLPH COUNTY

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS that Louie Lee Patseavouras and wife, Sandra Coffin Patseavouras, Glenn Lee Kenan and wife, Linda D. Kenan, are the owners of certain lands located in Tabernacle Township, Randolph County, North Carolina, and more particularly described as follows:

BEGINNING at an iron pipe by an old stone, Reitzel E. Garner's Northeast corner; thence North 17 deg. 32 min. East 327 feet to a stake and stone, corner in James Morris' (Book 994, Page 541) line; thence with James Morris' line South 87 deg. 46 min. East 263.32 feet to an iron pipe, Lillian Spencer (Book 731, Page 43) Northwest corner; thence with the Spencer line South 16 deg. 55 min. West 341.17 feet to a stake in a stone pile, Lillian Spencer corner; thence continuing with Spencer's line South 84 deg. 34 min. East 475.20 feet and South 5 deg. 35 min. West 308.31 feet to an iron pipe and pine knot in a stone pile, Spencer's corner; thence along a new line South 24 deg. 27 min. West 1740.22 feet to an iron pipe in the Luther F. and Marvin H. Varner (Book 375, Page 481) line; thence with the Varner line North 88 deg. 42 min. West 796.01 feet to an iron pipe in the Haley Hill heirs line; thence with the Hill line in part and the Reitzel E. Garner (Book 407, Page 582) line in part, North 5 deg. East 1702.68 feet to an iron pipe; thence continuing with Reitzel E. Garner's line South 84 deg. 34 min. East 635.30 feet to an iron pipe and North 5 deg. 35 min. East 308.31 feet to the beginning corner, and being 41.47 acres of that tract as described in Deed Book 992, Page 587, Book 994, Page 218; Book 1040, Page 147; Book 1044, Page 406, Randolph County Registry; and a part of the tract as shown in Plat Book 13, Page 79, Randolph County Registry, and also including those parcels of land as described in deeds recorded in Book 1040, Page 146, Book 1044, Page 404, and Book 1055, Page 749, and as shown on plat in Plat Book 15, Page 83, Randolph County Registry.

In order to promote a well classified and regulated residential district upon the said property hereinabove specified and described, we, the owners do hereby place upon the hereinabove property the restrictions hereinafter set out, and we do hereby covenant and agree with all persons, firms and corporations now owning or hereafter acquiring any property out of the above property, that all lots or parcels out of the above described property are hereby subject to the following restrictions as to the use thereof.

The restrictions imposed hereby are as follows:

- (1) This property shall be used for residential purposes only.
- (2) No residence shall be built nearer the front property line than 40 feet, nor nearer than 10 feet to the side property lines.

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- (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 ~~imitation siding may be used and no~~ cement blocks can be left showing from the outside. No pillow-type foundations are permitted.
- (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.
- (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.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this 19<sup>th</sup> day of November, 1973.

*Blair Lee Kenan* (SEAL)  
*Linda D. Kenan* (SEAL)  
*Louie K. Patseavouras* (SEAL)  
*Sandra Coffin Patseavouras* (SEAL)

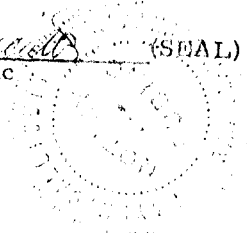
NORTH CAROLINA  
 RANDOLPH COUNTY

*Faye N. Collicutt*, a Notary Public, do hereby certify that Louie Lee Patseavouras and wife, Sandra Coffin Patseavouras, personally appeared before me this day and acknowledged the due execution of the foregoing Restrictive Covenants for the purposes therein expressed.

Witness my hand and notarial seal, this 19 day of November, 1973.

*Faye N. Collicutt* (SEAL)  
 Notary Public

My com. expires: 4-28-75



NORTH CAROLINA  
RANDOLPH COUNTY

I, Faye N. Callicutt, a Notary Public, do hereby certify that Glenn Lee Kenan and wife, Linda D. Kenan, personally appeared before me this day and acknowledged the due execution of the foregoing Restrictive Covenants for the purposes therein expressed.

Witness my hand and notarial seal, this 19 day of November, 1973.

Faye N. Callicutt (SEAL)  
Notary Public

My com. expires: 4-28-75

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NORTH CAROLINA -- Randolph County

The foregoing certificate (s) of Faye N. Callicutt  
Notary Public of Randolph Co., N.C.

is (are) certified to be correct. This instrument is presented for registration and recorded in this office in Book 1063, Page 303. This 19th day of Nov., 1973, at 3:45 o'clock P. M.

Annie Shaw, Register of Deeds

By Sue Phillips, Register of Deeds  
~~Deputy~~ Assistant