

162
NORTH CAROLINA

RANDOLPH COUNTY

KNOW ALL MEN BY THESE PRESENTS, that H. T. Rogers and wife, Joan Rogers, Lee Roy Hunt and wife, Daphene Hunt, are the owners and developers of the property as described in deed from Stanley W. Walker Bingham and wife, Lora F. Bingham, to H. T. Rogers and wife, Joan Rogers, and Lee Roy Hunt and wife, Daphene Hunt, and recorded in Book 1061, Page 544, Randolph County Registry, and do hereby covenant and agree with all persons, firms and corporations now owning or hereafter acquiring any property in said subdivision that all lots in said subdivision are hereby subject to the following restrictions as to the use thereof:

The restrictions imposed hereby are as follows:

1. The property shall be used for residential purposes only, and any residences so erected shall contain a minimum of 1000 square feet of first floor area, exclusive of garage, breeze-way, porch, or carport areas. Detached garages for use appurtenant to the dwelling are permitted.
2. No dwelling shall be erected upon a lot having less than 20,000 square feet of area, and it shall be built at least 40 feet from the front property line and at least 8 feet from the side property line.
3. Each dwelling erected shall have inside toilet facilities, and no outside toilet shall be maintained on the premises for use with a completed dwelling.
4. No imitation brick siding may be used, and no cement blocks can be left showing from the outside.
5. The use and occupancy of housetrailer or mobile homes on said premises is prohibited.
6. No shell homes of any kind shall be permitted on said premises.
7. No swine, cattle, commercial chicken houses, junk automobiles or other junk or unsightly debris of any nature shall be permitted on said premises.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, this 4th day of January, 1974.

H. T. Rogers (SEAL)
Joan Rogers (SEAL)
Lee Roy Hunt (SEAL)
Daphene Hunt (SEAL)

NORTH CAROLINA

RANDOLPH COUNTY

I, Ann T. Jester, a Notary Public, do hereby certify that H. T. Rogers and wife, Joan Rogers, Lee Roy Hunt and wife, Daphene Hunt, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes herein expressed.

Witness my hand and notarial seal, this 4th day of January, 1974.

Ann T. Jester (SEAL)
Notary Public

My com. expires: Oct. 24-1975

NORTH CAROLINA - Randolph County

The foregoing certificate of Ann T. Jester, a Notary Public of Randolph County, N. C., is certified to be correct. This instrument is presented for registration and recorded in this office in Book 1064, Page 162. This 4th day of Jan., 1974, at 11:40 o'clock A. M.

Annie Shaw, Register of Deeds

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