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NORTH CAROLINA

RANDOLPH COUNTY

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS that Carlos M. King and wife, Betty E. King of Randolph County, North Carolina, do hereby covenant and agree to and with all persons, firms, and corporations hereafter acquiring any of the properties hereinafter described and do impose upon said premises the restrictions hereinafter set forth;

WITNESSETH:

WHEREAS, Carlos M. King and wife, Betty E. King are the owners of certain land situate in Franklinville Township, Randolph County, North Carolina, as described by deed of Larry Mitchell Beane (single), dated January 4, 1973, and recorded in Book 1055, Page 869 in the office of the Register of Deeds of Randolph County, North Carolina;

AND WHEREAS, said owners, in order to promote a well-classified, orderly, and regulated residential district within the boundaries of said lands, desire to impose the following restrictions upon the same:

1. All public roads upon said property shall consist of a minimum of 60-foot right-of-way.
2. All purchasers of any portion of said lands agree to sign a petition requesting the North Carolina State Highway Commission to add any and all roads upon said lands to the state road system when sufficient number of dwellings are located on said property to meet the requirements of the State Highway Commission.
3. No dwelling shall be erected upon a lot or group of lots containing less than one (1) acre in area, and no dwelling shall be erected closer than forty (40) feet to the front property line nor closer than ten (10) feet of the side property line.
4. Each dwelling shall have inside toilet facilities, and no outside toilets shall be maintained on the premises with a completed dwelling.
5. No cattle, swine, poultry, or other livestock shall be kept and maintained on said premises except for the use of the owners of the premises only and not for commercial sale. No barns, poultry houses, or swine pens on said lands shall be within two hundred (200) feet of the right-of-way of any road.
6. No "shell" homes shall be constructed on said property and no junk automobiles shall be accumulated on said property.

The above covenants, conditions, and restrictions are placed on the properties as a part of a general scheme and plan of development, and said covenants, conditions, and restrictions are and shall be binding upon the present owners, their successors, heirs, and assigns, and shall be covenants running with the land and binding upon all future owners until January 1, 1999, at which time they may be extended for successive periods of ten (10) years upon the majority vote of the then property owners.

IN WITNESS WHEREOF, the said Carlos M. King and wife, Betty E. King, have hereunto set their hands and seals this 14th day of December, 1973.

Carlos M. King (SEAL)

Betty E. King (SEAL)

NORTH CAROLINA
RANDOLPH COUNTY

I, Edna G. Long, a Notary Public in the County and State aforesaid, hereby certify that Carlos M. King and wife, Betty E. King, 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 the 14th day of December, 1973.

Edna G. Long (SEAL)
Notary Public



Commission Expires:
8-16-75

NORTH CAROLINA -- Randolph County

The foregoing certificate(s) of Edna G. Long Notary Public of Randolph County, N.C.

as (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1064 Page 5 This 27th day of December, 1973 at 10:00 o'clock A.M.

Annie Shaw, Register Deeds
By Annie Shaw Register of Deeds