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NORTH CAROLINA
RANDOLPH COUNTY

RESTRICTIVE COVENANTS

THIS AGREEMENT, Made this 18th day of July 1974, by J. W. Plummer and wife, Frances C. Plummer, and T. Worth Coltrane and wife, Maxine H. Coltrane, of Randolph County, North Carolina;

WITNESSETH:

That whereas, said J. W. Plummer and wife, Frances C. Plummer, and T. Worth Coltrane and wife, Maxine H. Coltrane, are the owners of a certain tract of land which was conveyed to them by Edison E. Marley and wife, Irma K. Marley, by deed recorded in Deed Book 1064, page 301, in the office of the Register of Deeds for Randolph County, which lands have been subdivided into a subdivision entitled Meadowdale Acres, consisting of numerous lots, according to a plat recorded in Plat Book 17, page 29, in the office of the Register of Deeds for Randolph County;

That the parties hereto, in order to promote a well classified and regulated residential district upon said lots, do hereby place upon the aforementioned property the restrictions hereinafter set forth:

- (1) No dwelling shall be erected or allowed to remain on a lot with a ground floor area of less than 1,400 square feet, exclusive of porches, carports and garages.
- (2) This property is for residential purposes only, and no structure shall be constructed on a lot other than a single family dwelling and private garage. No mobile home or house trailer shall be allowed on said premises.
- (3) No cattle, swine, fowl or other livestock shall be kept and maintained on said premises.
- (4) No business activity shall be maintained or carried on in any dwelling located on any property restricted hereby nor shall any apartment or multi-family dwellings be constructed or allowed to remain on said property.
- (5) No cement blocks shall be shown above the ground on any building.
- (6) No junk cars shall be permitted to remain on said property.
- (7) All outbuildings shall be of new material and shall be painted.
- (8) Set back requirements, including both front and side line requirements, as set forth in the City of Asheboro ordinances or subdivision ordinances shall be strictly adhered to and shall apply to any structure located on any lot in this subdivision.

(9) These restrictions are to run with the land and shall be binding on all purchasers and future purchasers until January 1, 2000, A.D., at which time they may be extended for successive periods upon the majority of the then owners of property conveyed by J. W. Plummer and wife, Frances C. Plummer, and T. Worth Coltrane and wife, Maxine H. Coltrane, of the Meadowdale Acres property.

The above covenants, restrictions and conditions are placed on the property and lots indicated as a part of the general scheme or plan of development of the same for the benefit of all owners of said property within the subdivision, and the same shall be binding upon the present owners of said land, their successors, heirs or assigns and shall be covenants running with the land binding upon all future owners of said lots.

This agreement shall be in full force and effect until January 1, 2000 A.D.

This 22 day of July 1974.

J. W. Plummer (SEAL)
J. W. Plummer
Frances C. Plummer (SEAL)
Frances C. Plummer
T. Worth Coltrane (SEAL)
T. Worth Coltrane
Maxine H. Coltrane (SEAL)
Maxine H. Coltrane

NORTH CAROLINA
RANDOLPH COUNTY

I, Ruby E. Carl, a Notary Public in and for said County and State, do hereby certify that J. W. Plummer and wife, Frances C. Plummer, personally appeared before me this day and acknowledged the execution of the foregoing Restrictive Covenants.

WITNESS my hand and Notarial seal, this 22 day of July 1974.

NOTARY PUBLIC
My commission expires:
May 13, 1976

Ruby E. Carl
Notary Public

NORTH CAROLINA

RANDOLPH COUNTY

I, Ruby E. Cox, a Notary Public in and for said County and State, do hereby certify that T. Worth Coltrane and wife, Maxine H. Coltrane, personally appeared before me this day and acknowledged the execution of the foregoing Restrictive Covenants.

WITNESS my hand and Notarial seal, this 22nd day of July 1974.

Ruby E. Cox
Notary Public

NOTARY PUBLIC
My commission expires:
May 13, 1976

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of Ruby E. Cox Notary Public of

Randolph County, N.C.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1068, Page 333 This 22nd day of July, 1974 at 9:55 o'clock A.M.

Dune Shaw, Register Deeds

By Judy Poble, Deputy Register of Deeds