

NORTH CAROLINA
GUILFORD COUNTY

BLANKET RESTRICTIVE COVENANTS GOVERNING THE USE OF PROPERTY LOCATED
IN THE SUBDIVISION KNOWN AS CANTERBURY TRAILS, SECTION NO. 4, SITUATED
IN PROVIDENCE TOWNSHIP, RANDOLPH COUNTY, NORTH CAROLINA, AND SHOWN ON
THE MAP OF SAME RECORDED IN PLAT BOOK 17, AT PAGE 34 IN THE OFFICE OF THE
REGISTER OF DEEDS FOR RANDOLPH COUNTY, NORTH CAROLINA.

KNOW ALL MEN BY THESE PRESENTS: THAT ROUTH & HENNIS INC., OWNER AND DEVELOPER
OF THE SUBDIVISION KNOWN AS CANTERBURY TRAILS, SECTION NO. 4, MAP OF WHICH IS
RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RANDOLPH COUNTY, NORTH
CAROLINA, IN PLAT BOOK 17, AT PAGE 34, DOES HEREBY COVENANT AND AGREE WITH ALL
OTHER PERSONS, FIRMS OR CORPORATIONS NOW OWNING OR HEREAFTER ACQUIRING ANY PROPERTY
IN SAID SUBDIVISION, THAT ALL LOTS THEREIN NOW OWNED BY THEM ARE HEREBY SUBJECTED
TO THE FOLLOWING RESTRICTIONS AS TO THE USE THEREOF, RUNNING WITH SAID PROPERTIES
BY WHOMSOEVER OWNED, TO WIT:

1. THIS PROPERTY SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
2. NO RESIDENCE, EXCLUDING MOBILE HOMES, SHALL HAVE LESS THAN 850 SQUARE
FEET OF FLOOR SPACE ON THE FIRST FLOOR, EXCLUSIVE OF CARPORTS, PORCHES,
OR GARAGES.
3. NO RESIDENCE OR MOBILE HOME SHALL BE PLACED UPON LESS THAN A MINIMUM OF
40,000 SQUARE FEET OF LAND.
4. THERE SHALL BE NO JUNK AUTOMOBILES ALLOWED ON THE PROPERTY.
5. NO AXLES AND WHEELS ON MOBILE HOMES SHALL BE LEFT SHOWING FROM THE STREET
SIDE, AND ALL HOUSES MUST HAVE UNDERPINNING.
6. NO ANIMALS, OTHER THAN HOUSEHOLD PETS, SHALL BE PERMITTED ON THE PROPERTY.
7. NO FENCE MAY BE PLACED WITHIN 100 FEET OF THE FRONT PROPERTY LINE WITHOUT
THE DESIGN AND LOCATION APPROVED BY THE DEVELOPER.
8. THERE SHALL BE NO DISPOSAL OF GARBAGE ON THE PROPERTY.

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL THE
PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1994, AT WHICH
TIME SAID COVENANTS SHALL AUTOMATICALLY EXPIRE UNLESS BY VOTE OF A MAJORITY
OF THE THEN PROPERTY OWNERS OF THE LOTS IT IS AGREED BY SAID MAJORITY TO
EXTEND SAID COVENANTS FOR TEN-YEAR PERIODS AFTER JANUARY 1, 1994.



ATTEST:

Phyllis J. Miller (Corporate Seal) Secretary
By: *Edward Routh* (Seal) President
ROUTH & HENNIS, INC.

STATE OF NORTH CAROLINA — GUILFORD COUNTY

I, *Phyllis J. Miller*, notary public, do hereby certify that *Harry L. Hennis* personally came before me
this day and acknowledged that he is *Harry L. Hennis* Secretary of *Routh & Hennis, Inc.* and that, by authority
duly given and as the act of the Corporation, the foregoing instrument was signed in its name by its *Edward Routh*
President, sealed with its corporate seal, and attested by himself as its *Harry L. Hennis* Secretary.

My commission expires: *October 9, 1977*

Witness my hand and official seal this the *22* day of *August*, 19 *74*
Phyllis J. Miller Notary Public (Seal)

STATE OF NORTH CAROLINA — GUILFORD COUNTY

NORTH CAROLINA — Randolph County
The foregoing certificate(s) of *Phyllis J. Miller*, 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 *1069*
Page *155* This *29th* day of *August*, 19 *74* at *11:30* o'clock *A.M.*

Annie Shaw, Register Deeds
By *Annie Shaw* Register of Deeds