

NORTH CAROLINA  
RANDOLPH COUNTY

RESTRICTIVE COVENANTS FOR:

1 and 2

Creek Ridge Subdivision, Sections 1 and 2, of Columbia Township, Randolph County, plat of which is duly recorded in the Office of the Register of Deeds for Randolph County, North Carolina, in Plat Book 17 at Pages 4 and 16.

Know all men by these presents that James D. Gregson, Jr. and wife, Hilda Pike Gregson, Seymoure Phillips, Jr. and wife, Doris Dew Phillips, Garnette L. Hughes and wife, Barbara T. Hughes, and Joel Berkelhammer and wife, Mary M. Berkelhammer, are the owners and developers of the Subdivision known as Creek Ridge Subdivision, Sections 1 and 2, Map of which is duly recorded in the Register of Deeds of Randolph County, North Carolina, in Plat Book 17 at Pages 4 & 16 and the said owners do hereby covenant and agree with all persons, firms, or corporations, now owning or hereinafter acquiring any property in said subdivision that all lots in said subdivision is hereby subject to the following restrictions as to the use thereof:

The restrictions imposed hereby are as follows:

- (1) The property described shall be used for residential purposes only, with only one (1) single family residence being located upon any one lot, having at least 100 foot frontage and said house shall be located no less than 60 feet from front property line, and no less than 15 feet from side line.
2. The ground floor area of all dwellings shall be not less than 1200 square feet for one story homes, nor less than 800 square feet for two story homes.
3. All buildings shall be of brick or german siding quality or better, and shall be kept painted, and no cement block or cinder block shall be exposed to view.
4. No hogs, livestock, poultry, or any animals for any commercial purposes shall be allowed to be kept on property.
5. There shall be no shell homes, mobile homes, junk vehicles, or any unsightly junk conditions permitted to remain upon said property.
6. All sewage disposals shall be made through the use of approved septic tanks.

The above covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 30 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 1. years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

Enforcement shall be made by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the said parties have hereunto affixed their hands and seals, this the 30th day of April, 1974.

James D. Gregson, Jr.

Hilda Pike Gregson

Seymoure Phillips, Jr.

Doris Dew Phillips

Garnette L. Hughes

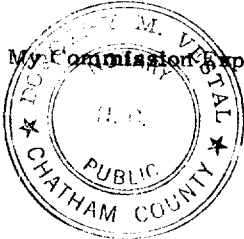
Barbara T. Hughes

Joel Berkelhammer

Mary M. Berkelhammer

NORTH CAROLINA  
CHATHAM COUNTY

I, Dorothy M. Vestal, a notary public of said county do hereby certify that James D. Gregson, Jr. and wife, Hilda Pike Gregson, Seymoure Phillips, Jr. and wife, Doris Dew Phillips, Garnette L. Hughes and wife, Barbara T. Hughes, and Joel Berkelhammer and wife, Mary M. Berkelhammer personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and notarial seal-stamp. This the 17th day of September, 1974.



My Commission Expires: June 2, 1976  
Notary Public

NORTH CAROLINA - Randolph County

The foregoing certificate of

Dorothy M. Vestal  
Notary Public of  
Chatham Co. N.C.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1069  
Page 619 Tab. 17th day of September, 1974 at 4:10 o'clock P. M.

Annie Shaw, Register Deeds

By Sheridan Leagues, Deputy Register of Deeds