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NORTH CAROLINA  
RANDOLPH COUNTY

RESTRICTIVE COVENANTS

C & S ENTERPRISES OF ASHEBORO, INC., a North Carolina corporation, the owner in fee simple of the real property now duly platted as "COUNTRY LANE ESTATES", plat of same is now recorded in the office of the Register of Deeds of Randolph County, North Carolina, in Book 17, Page 2, hereby makes the following declaration as to limitations, restrictions, and uses to which the said subdivision may be put, hereby specifying that said declaration shall constitute and run with Country Lane Estates, as provided by law, and shall be binding on all parties, corporations, and all persons or firms claiming under them, and for the benefit of and limitations upon all future owners of residential lots in said subdivision, this declaration of restrictions being designed for the purpose of keeping said residential lots in said subdivision desirable, and to insure the use of said residential lots for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the community, and thereby to secure to each residential lot owner the full benefit and enjoyment of his home, with no greater restriction upon the free and undisturbed use of his site than is necessary to insure the same advantages to other site owners. Anything tending to detract from the attractiveness and value of the property for residence purposes will not be permitted.

The restrictive covenants are as herein specified:

1. All lavatories and/or toilets shall be built indoors and connected with outside septic tank until such time as a sewer system shall be maintained, at which time the purchaser, his successors or assigns, agrees to connect said premises therewith without delay.
2. Not more than one residence may be built on any one lot.

3. No manufacturing or commercial enterprise, or enterprises of any kind for profit shall be maintained upon, in front of, or in connection with any of the lots in said division, nor shall said lots in any way be used for other than strictly residential purposes.
4. No nuisance, or offensive, noisy, or illegal trade, calling, or transacting shall be done, suffered, or permitted upon the lands in said subdivision, nor shall any lot or part of said subdivision be used or occupied injuriously to affect the use, occupation, or value of the adjoining or adjacent premises for residence purposes, or the neighborhood wherein said premises are situated. No livery stable, barn, or stable whatsoever or public garage or filling station shall or will be erected or suffered or permitted to be erected on any part of the lands of this subdivision.
5. No horse, cow, hog, goat or similar animal shall be kept or maintained on said property or any portion thereof nor shall any chicken yard be maintained thereon.
6. No bill boards, sign boards, or unsightly objects of any kind shall be maintained on said lands in this subdivision or any part thereof.
7. Nothing but a single private dwelling or residence designed for the occupancy of one family, shall be erected on any lot in this subdivision, nor shall said premises be used for any purpose other than residential purposes, no condominiums will be permitted, no mobile homes will be permitted; and no shell homes will be permitted.
8. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in this tract shall at any time be used as a residence temporarily or permanently nor shall any structure of a temporary character be used as a residence; no unsightly garbage cans or clothes lines will be permitted.
9. No junk cars will be permitted upon any of the lands in this subdivision.
10. All outbuildings shall be of such materials as to be in keeping with the residence.
11. No land owners in the tract shall maintain any offensive or dangerous pets.
12. No residence shall be constructed closer than 60 feet of the front line or 12 feet of the side lines.
13. No residence be constructed with less than 1200 square feet of heated floor space, excluding carports and porches.

These restrictions and reservations are made for the benefit of any and all persons who now may own, or who may hereafter own, residential lots in this subdivision, and such persons are specifically given the right to enforce these restrictions and reservations.

This the 19<sup>th</sup> day of September, 1974.



C & S ENTERPRISES OF ASHEBORO, INC.

By George W. Cox  
President

Donald W. Strider  
Secretary

NORTH CAROLINA

DAVIDSON COUNTY

I, Brenda H. Powell, Notary Public, do hereby certify that George W. Cox, President of C & S Enterprises of Asheboro, Inc., and Donald W. Strider, Secretary of C & S Enterprises of Asheboro, Inc., personally appeared before me this day and acknowledged the execution of the foregoing Restrictive Covenants.

WITNESS my hand and seal, this the 19<sup>th</sup> day of September, 1974.



Brenda H. Powell  
Notary Public

My commission expires: January 12, 1976.

NORTH CAROLINA Randolph County

The foregoing certificate(s) of Brenda H. Powell  
Notary Public of Davidson  
County, N.C.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1069  
Page 133 This 23<sup>rd</sup> day of September, 1974 at 4:50 o'clock P..M.

Annie Shaw, Register Deeds  
By Annie Shaw Register of Deeds