

357

NORTH CAROLINA

RANDOLPH COUNTY

KNOW ALL MEN BY THESE PRESENTS that Holt-Rooks Equipment & Truck Co. is the owner and developer of a certain tract of land, being the portion of that tract conveyed to Holt-Rooks Equipment & Truck Co. by Marion S. Phillips recorded in Book 1060, Page 243, Randolph County Registry, that lies on the South side of Uwharrie River, and does hereby covenant and agree with all persons, firms and corporations now owning or hereafter acquiring any property in said subdivision that all lots in said subdivision are hereby subject to the following restrictions as to the use thereof.

The restrictions imposed hereby are as follows:

1. The property shall be used for single family dwellings only, and any residences so erected shall contain a minimum of 1300 square feet of heated area. Detached garages for use appurtenant to the dwelling are permitted.
2. No house may be constructed on a tract consisting of less than three acres. All buildings shall be erected at least sixty (60) feet from the front, side and back boundary lines.
3. All tracts will be subject to a 7-1/2 foot easement inside all boundary lines for the purpose of riding trails and utilities and any fencing must be erected at least 7-1/2 ft. from the boundary lines.
4. No swine, goats, chickens, or junked automobiles or trucks or other junk or unsightly debris of any nature shall be permitted on said premises.
5. No mobile homes or camping trailers or shell homes may be maintained or occupied on the premises. This specifically excludes the use of any structure on the premises that carries a vehicle certificate of title.
6. Each dwelling erected shall have inside toilet facilities, and no outside toilet shall be maintained on the premises for use with a completed building.
7. No imitation brick siding may be used, and no cement blocks can be left showing from the outside.
8. All homes must blend with surroundings and architectural style must be suitable for rural areas. Auxiliary buildings must blend with surroundings and complement house construction.
9. Those property owners whose land abuts the private road will have the responsibility for maintenance of the road.

IN WITNESS WHEREOF, the said Holt-Rooks Equipment & Truck Co. has caused this instrument to be signed by its president in its corporate name,

attested by its Secretary, and its corporate seal to be hereto affixed, this

2nd day of ~~October~~ ^{January, 1975}, 1974.

HOLT-ROOKS EQUIPMENT & TRUCK CO.

BY _____
President

AT TEST:

Secretary

(CORPORATE SEAL)

NORTH CAROLINA
RANDOLPH COUNTY

I, Ann T. Jester, a Notary Public, do hereby certify that personally before me came Allen F. Holt, who, being by me duly sworn, says that he is the President of HOLT-ROOKS EQUIPMENT & TRUCK CO. and that the seal affixed to the foregoing Restrictive Covenants in writing is the corporate seal of the said HOLT-ROOKS EQUIPMENT & TRUCK CO. and that said writing was signed and sealed by him, on behalf of said corporation, by its authority duly given, and the said Allen F. Holt, acknowledged the said writing to be the act and deed of said corporation.

1975. WITNESS my hand and notarial seal, this 2nd day of ~~October~~ ^{January},
1974.

Ann T. Jester (SEAL)
Notary Public

My com. expires: 10/24/75

STATE OF NORTH CAROLINA -- Randolph County

The foregoing certificate of Ann T. Jester
a Notary Public of Randolph Co. NC is certified to be correct.
This instrument was presented for registration this 2 day of January,
1975 at 10:45 A. M., ~~P.M.~~, and duly recorded in the office of the
Register of Deeds of Randolph County, North Carolina, in Book 1071 Page
381

This 2nd day of January, A. D., 1975.

Annie Shaw, Register of Deeds

By Annie Shaw Register of Deeds
Assistant/~~Deputy~~