

NORTH CAROLINA
RANDOLPH COUNTY

RESTRICTIVE COVENANTS FOR:

Creek Ridge Subdivision, Section III, 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 Page 17.

Know all men by these presents that James D. Gregson, Jr. and wife, Hilda Pike Gregson, Seymour Phillips, Jr. and wife, Matilda D. Phillips, Garnette L. Hughes and wife, Barbara T. Hughes, Joel Berkelhammer and wife, Mary M. Berkelhammer, and Curtis H. Foreman and wife, Jean B. Foreman, are the owners and developers of or have purchased lots in the Subdivision known as Creek Ridge Subdivision, Section III, Map of which is duly recorded in the Register of Deeds of Randolph County, North Carolina, in Plat Book 17 at Page 17 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 are 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 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 10 years unless an instrument signed by a majority of the then owners of the lots has been re-

corded, 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 3rd day of March, 1975.

James D. Gregson, Jr.
JAMES D. GREGSON, JR.

Hilda Pike Gregson
HILDA PIKE GREGSON

Seymour Phillips, Jr.
SEYMOUR PHILLIPS, JR.

Matilda D. Phillips
MATILDA D. PHILLIPS

Garnett L. Hughes
GARNETT L. HUGHES

Barbara T. Hughes
BARBARA T. HUGHES

Joel Berkelhammer
JOEL BERKELHAMMER

Mary M. Berkelhammer
MARY M. BERKELHAMMER

Curtis H. Foreman
CURTIS H. FOREMAN

Jean B. Foreman
JEAN B. FOREMAN

NORTH CAROLINA
RANDOLPH COUNTY

I, BRENDA C. HINSHAW, a Notary Public of said county do hereby certify that James D. Gregson, Jr. and wife, Hilda Pike Gregson, Seymour Phillips, Jr. and wife, Matilda D. Phillips, Garnett L. Hughes and wife, Barbara T. Hughes, Joel Berkelhammer and wife, Mary M. Berkelhammer, and Curtis H. Foreman and wife, Jean B. Foreman personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and notarial seal. This the 3rd day of March, 1975.

BRENDA C. HINSHAW
NOTARY PUBLIC
RANDOLPH COUNTY, N. C.
Commission Expires June 3, 1979

Brenda C. Hinshaw
BRENDA C. HINSHAW, NOTARY PUBLIC

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of

Brenda C. Hinshaw

Notary Public of

Randolph Co., N.C.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1017,
Page 1 This 29 day of March, 1975 at 12:20 o'clock P.M.

Annie Shaw, Register Deeds

By Seymour Phillips, Jr. Register of Deeds