

298

1 1/2 acres 35000

NORTH CAROLINA
RANDOLPH COUNTY

RESTRICTIVE COVENANTS
OF
BEARD ACRES

KNOW ALL MEN BY THESE PRESENTS that ARCHDALE CONSTRUCTION COMPANY, a corporation of Guilford County, North Carolina, does hereby covenant and agree to and with all persons, firms and corporations hereafter acquiring any other properties hereinafter described in manner and form as follows:

WITNESSETH: WHEREAS, the party to this instrument is the sole owner of those certain lands situate in New Market Township, Randolph County, North Carolina; AND WHEREAS, said lands have been subdivided by said owner and plats of the same have been recorded in the Office of the Register of Deeds for Randolph County, North Carolina, as follows:

Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 43, 44, 45, 46, 47, 48, & 49 of Beard Acres Subdivision, Map No. 1, Plat Book 16, Page 63.

AND WHEREAS, the owner of said lands desires to impose the restrictive covenants herein contained upon the lands in said area for the benefit of all persons involved as owners or having other lawful interest of ownership or possession in said lands, for the purpose of providing a uniform scheme of development.

NOW, THEREFORE, in consideration of the benefits which have been derived and are to be hereinafter derived by each and every party to this agreement, their heirs or assigns, it is hereby covenanted and agreed that the lands herein described are subject to restrictive covenants running with said land as follows:

1. This is a Residential Subdivision only. There shall be no other type buildings erected other than a garage or storage building, and this for home use only.
2. There shall be no imitation siding of any nature on any type building or foundation in this subdivision.
3. No home shall be placed closer than 35 feet to front property line or 10 feet to side property line.
4. There shall be no outside toilets in this subdivision.
5. There shall be no junk cars or any car or truck that is not licensed and in current use or any type salvage stored or parked in this subdivision.
6. There shall be no large trucks parked in the road or driveways of this subdivision.
7. There shall be no major mechanic work done on cars in this subdivision.
8. The riding of mini bikes will not be permitted in this subdivision.
9. There shall be no chicken houses or hog pens or cattle barns of any description in this subdivision.
10. There shall be no pets running loose in this subdivision.
11. No shell type house to be erected on this property.
12. No house shall remain partially constructed for more than 8 months on this property.
13. All homes must have heat tapes and insulation on water pipes.
14. Each land owner shall dispose of their garbage each week and not store on this property any type garbage.
15. No deep holes may be dug in or near underground cables.
16. Water for this Subdivision to be from a Public Water Supply.
17. No swimming pools are to be filled with water from subdivision water supply.

18. There shall not be but one home on each lot and that lot must contain at least 20,000 square feet.

These restrictive covenants to be in effect from the 20th day of June, 1975 until the 20th day of June, 1985.

If any persons shall violate or attempt to violate any of the covenants or restrictions contained herein, it shall be lawful for any other person or persons owning any of the lots in said subdivision to prosecute any proceedings or in equity against the person or persons violating or attempting to violate any such covenant or agreement, and either to prevent him or them from so doing or to recover damages for such violation. It is understood that this right extends not only to present owners of said lands, but also to future owners of individual lots conveyed by said present owner.

Invalidation of one of these covenants by judgment or court order shall in no way affect any of the other covenants set forth herein, and such other provisions shall nevertheless remain in full force and effect subject to the terms hereof.

IN TESTIMONY WHEREOF, the said ARCHDALE CONSTRUCTION COMPANY has caused these presents to be executed by its corporate officers thereto lawfully authorized, having set their hands and seals hereunto this 20th day of June, 1975.

ARCHDALE CONSTRUCTION COMPANY

ATTEST: Freda Turner
Freda Turner, Secretary

BY: W. H. Beard (seal)
W. H. Beard, President

corporate seal

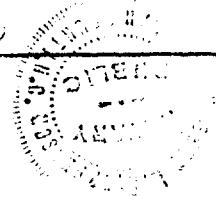
STATE OF NORTH CAROLINA - Randolph COUNTY

I, Robert L. Stephenson, a Notary Public, do hereby certify that Freda Turner personally came before me this day and acknowledged that she is the Secretary of Archdale Construction Company, and that, by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by himself as its Secretary.

Witness my hand and official seal, this the 20th day of June, 1975.

My Commissions Expires:
May 10, 1980

Robert L. Stephenson
Notary Public



NORTH CAROLINA - Randolph County

The foregoing certificate(s) of

Robert L. Stephenson

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 1076, Page 298 This 17th day of September, 19 75 at 2:10 o'clock P.M.

Annie Shaw, Register Deeds

By Brenda League, Deputy Register of Deeds