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NORTH CAROLINA

RANDOLPH COUNTY

RESTRICTIVE COVENANTS  
FOREST MANOR SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS that GEORGE CLEMENTS BUILDING, INC. A Corporation of Randolph County, North Carolina, and T. C. TALBERT and wife, CORRINA TALBERT of Davidson County, North Carolina, being the owners of all of the lots in the subdivision known as FOREST MANOR in Trinity Township, Randolph County, a 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 72, do hereby covenant and agree with all other persons, firms or corporations hereafter acquiring any lot or lots in said subdivision that said lots are hereby subject to the following restrictive covenants with a purpose of promoting a well classified and regulated residential subdivision:

(1) The numbered lots in this subdivision shall be used for residential purposes only and no building other than single family residences shall be built upon any lot. This restriction is not intended and does not prevent the occupant of any residential structure upon lots in this subdivision from engaging in an occupation upon the premises requiring the performance of personal services such as but not limited to, bookkeeping, accounting, cosmetology, or simular services, provided no person engaged in business from their residence shall display any name or sign board or any advertisement.

(2) No residence shall be built upon a lot having less than 20,000 square feet within the subdivision unless a community or public sewer system is installed to serve said lot with the written approval of the developing corporation executing these restrictive covenants.

(3) No exposed, concrete blocks, except of a special design or bond for decoration purposes, asbestos siding or asphalt siding may be used in buildings in this subdivision.

(4) All one-story houses built in this subdivision shall have a heated living area of at least 1100 square feet. The area of porches, carports, garages and basements shall not be included in computing the minimum square footage for houses in this subdivision, provided, however, all multi-story houses shall have a minimum square footage of 1400 square feet of heated area.

(5) No trailer, mobile homes, tent, shack or other structure shall be placed on said property to be used as a dwelling, either permanently or temporarily, and no detached outbuildings or tool sheds except such outbuilding as may be constructed of the same texture material as the residence and shall not be visible from the street.

(6) No house shall be built nearer the front property line than 60 feet. No house shall be built closer to a side lot line than 10 feet.

(7) No junk cars, house trailers or any other machinery or equipment not related to the upkeep of the property shall be stored on any lot so as to be exposed or visible to the street.

(8) No solid or wire mesh fence, nor any fence more than four feet in height shall be installed closer to the street than the front of the house.

(9) No house shall be constructed on any lot in the subdivision with a metal roof.

(10) No chickens, pigs, goats, cows, horses, ponies or any other animals other than small domesticated animals such as cats and dogs kept as pets shall be maintained on any lot.

(11) No outside toilets shall be erected or permitted on any lot.

(12) The plans and specifications for any house to be built in this subdivision must be submitted to George Clements Building, Inc., or T. C. Talbert for written approval of the design and specification and shall not be constructed upon any lot in this subdivision without the written approval.

(13) If the developer or any subsequent owner of any lot in this subdivision or their heirs or assigns shall violate or attempt to violate any of the restrictive covenants hereinabove set out during the existence of these restrictive covenants it shall be lawful for any person or persons owning any other lot or lots in said development or subdivision to prevent such violation by injunction and to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such restrictive covenant to prevent such violation and to recover damages for other dues for such violations.

(14) In validation of any one of these foregoing restrictive covenants shall in no wise affect any of the other restrictive covenants contained herein which shall remain in full force and effect. All of the restrictions as set forth above are made for the purpose of providing a general scheme or plan of the development for the benefit of the loan owner or owners of all lots in the subdivision and said covenants are and shall be binding upon the present owners of said lands, their successors, heirs and assigns, and shall be covenants running with the land, binding on all future owners of said land or any portion thereof for a period of fifteen years from the date of this instrument, provided further that the restrictive covenants hereinabove contained may be extended for an additional period of ten years thereafter by the execution of a like instrument by all of the then owners of the lots in this subdivision and recorded in the office of the Register of Deeds for Randolph County.

IN TESTIMONY WHEREOF, the said GEORGE CLEMENTS BUILDING, INC., has caused this instrument to be executed in its corporate name by its proper officers and attested with its corporate seal and the said T. C. TALBERT and wife, CORRINA TALBERT have hereunto set their hands and seals this the 6th October, 1975.

GEORGE CLEMENTS BUILDING, INC.

By: George E. Clements  
President



ATTEST:  
Margaret E. Clements  
Secretary

T. C. Talbert (SEAL)  
T. C. Talbert

Corrina Talbert (SEAL)  
Corrina Talbert

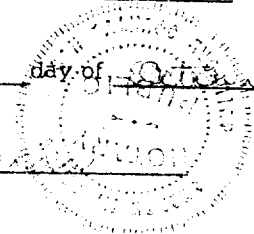
NORTH CAROLINA

GUILFORD COUNTY

I, [Signature], a Notary Public, do hereby certify that [Signature] personally came before me this day and acknowledged that he/she is [Signature] Secretary of GEORGE CLEMENTS BUILDING, INC., and that, by authority duly given and as the act of the Corporation the foregoing instrument was signed in its name by its [Signature] President, sealed with its corporate seal, and attested by himself/herself as its [Signature] Secretary.

WITNESS my hand and official seal, this the 10 day of October, 1975.

[Signature]  
Notary Public



My Commission Expires:

April 6, 1980

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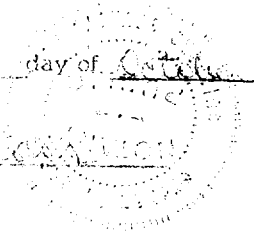
NORTH CAROLINA

Guilford COUNTY

I, [Signature], a Notary Public of said County, do hereby certify that T. C. TALBERT and wife, CORRINA TALBERT, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 10 day of October, 1975.

[Signature]  
Notary Public



My Commission Expires:

April 6, 1980

NORTH CAROLINA -- Randolph County

The foregoing certificate(s) of George M. Brown

George M. Brown  
Notary Public of

Guilford Co., N.C.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1016, Page 311 This 9<sup>th</sup> day of October, 1975 at 9:30 o'clock A.M.

[Signature]  
Annie Shaw, Register Deeds  
[Signature]  
Register of Deeds