

October 27, 1975

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NORTH CAROLINA--RANDOLPH COUNTY

RESTRICTIVE COVENANTS FOR KYNWOOD VILLAGE, SECTION 4, TRINITY TOWNSHIP, RANDOLPH COUNTY, NORTH CAROLINA 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 88.

KNOW ALL MEN BY THESE PRESENTS THAT R. P. GLODFEITER AND WIFE, SHIRLEY S. GLODFEITER, THE OWNERS AND DEVELOPERS OF THE SUBDIVISION KNOWN AS KYNWOOD VILLAGE, A MAP OR 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 88, DO HEREBY COVENANT AND AGREE WITH ALL PERSONS, FIRMS OR 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 HEREOF.

THE RESTRICTIONS IMPOSED ARE AS FOLLOWS:

1. This property shall be used for residential purposes only.
2. Only single family dwellings shall be permitted.
3. No residence shall be built that shall contain less than 1,600 square feet of heated floor space exclusive of carports, porches and garages. In case of a residence of more than one story, the ground floor must contain a minimum of 900 square feet.
4. No residence shall be built on any lot containing less than 20,000 square feet.
5. All construction plans of homes and other buildings, including set back lines for the front and side, must be submitted and approved by the developers of Kynwood Village in writing prior to beginning of construction.
6. No structure shall be built with cement or concrete blocks left showing from the outside appearance.
7. No imitation brick siding shall be used, nor shall any asbestos shingles be used.
8. No mobile or trailer homes shall be permitted.
9. No shell homes, or homes of a temporary character shall be permitted.
10. No lot, or part of a lot shall be used as a street for access to property adjoining Kynwood Village.
11. No junk cars shall be permitted on any lot.
12. No animals or livestock shall be kept on any lot except that domestic or household pets may be kept provided they are not raised or kept for commercial use.
13. All fences of any kind must be approved by the developers of Kynwood Village.
14. No obnoxious or offensive affairs or activities that shall become an annoyance to the neighborhood shall be permitted.
15. All sewage disposal shall be made through the use of approved septic tanks.
16. No lot shall be used for the purpose of raising a garden before or after the construction of the residence, except that after a residence has been built, a small garden for the purpose of raising vegetables not to be sold shall be allowed.
17. No lot shall be used for the purpose of storage, except that building materials to be used in the construction of a residence for that particular lot may be kept for a period not to exceed six (6) months.
118. Restriction #1 shall not apply to lots 37 and 38 and 39 of Section 4. It is the intent of the developers to use these lots for commercial, or shopping facilities to serve the property owners of Kynwood Village.

IN WITNESS WHEREOF, B. R. CLODFELTER and wife, SHIRLEY S. CLODFELTER have caused this instrument to be executed and have hereunto set their hands and seals the day and year first above written.

B. R. Clodfelter
B. R. CLODFELTER
Shirley S. Clodfelter
SHIRLEY S. CLODFELTER

NORTH CAROLINA--RANDOLPH COUNTY

I, ROBERT P. BURGESS, a notary public for said county and state, do hereby certify that B. R. Clodfelter and wife, Shirley S. Clodfelter personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this 27th day of October, 1975.

My commission expires, April 17, 1980

Robert P. Burgess
NOTARY PUBLIC

NORTH CAROLINA -- Randolph County

The foregoing certificate(s) of

Robert P. Burgess
Notary Public of *Randolph*
County N.C.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book *1077*
Page *338* This *30th* day of *October*, 19*75* at *4:15* o'clock *P.*M.

Annie Shaw, Register Deeds

By *Annie Shaw* Register of Deeds