

THIS DECLARATION OF RESTRICTIONS, Made and entered into this 2nd day of December, 1975, by Clemith C. Yates and wife, Rebecca M. Yates, Faye Y. Burrow and husband, Willie M. Burrow, all of Randolph County, North Carolina;

W I T N E S S E T H:

THAT WHEREAS, Clemith C. Yates and Faye Y. Burrow are the owners of a parcel of land in Asheboro Township, Randolph County, North Carolina, which they received in a division of the lands of the Flora E. Yates estate; and whereas, there has been opened up and is now paved a street known as Monroe Avenue running in a westerly direction from the Mack Road (State Road No. 1144) through said property; and whereas, the parties named intend at some future time to subdivide a portion of said property for development purposes, which said portion lies on both sides of Monroe Avenue and extends northward from the Harvey Kearns line to Monroe Avenue and a distance of 660 feet North from Monroe Avenue; and

WHEREAS, in order to promote a well classified and regulated residential district upon said land as referred to above, these affiants do place upon the property referred to the restrictions as hereinafter stipulated and set forth:

1. The property shall be used for residential purposes only, and any residence so erected shall contain a minimum of 1800 square feet of first floor area, exclusive of garage, breezeway, porch or carport areas.
2. All houses shall be built at least 60 feet from the front property line and at least 8 feet from the side property line.
3. Each dwelling erected shall have inside toilet facilities, and no outside toilets shall be maintained on the premises for use with a completed dwelling.
4. No cattle, swine, fowl or other livestock shall be kept and maintained on said premises.
5. The use and occupancy of house trailers on said premises is prohibited.
6. No structure of a temporary character shall be erected or used as a residence on said property, including so-called Shell homes or homes that are only finished on the exterior.

7. There shall be no junk automobiles allowed on the property.
8. All dwellings erected on said premises shall have full foundation walls.
9. No apartment houses or duplex apartments shall be erected or licensed to exist on said property.
10. The exterior walls of any residence shall be constructed of not less than two-thirds brick, stone or other type of masonry material. (For the purpose of this limitation, cinder blocks and similar materials are not included within the definition of "other type of masonry material.") All outside walls shall be constructed of first quality materials.
11. No fence or other obstruction, not including the main residence, exceeding three feet in height shall be within 50 feet of the front street line nor within 15 feet of any side street line.
12. No signboard of any description shall be displayed on any residential lot with the exception of a sign "For Sale" or "For Rent", which signs shall not exceed two feet by three feet except development signs.

The above covenants and conditions are placed upon the property and parcel hereinabove specified as a part of a general scheme or plan of proposed future development for the benefit of the present owners of the property and for all future owners of any portion of the same, 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 all future owners of said land or any portion thereof.

This agreement shall be and remain in full force and effect until November 30, 2005.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals, the day and year first above written.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

NORTH CAROLINA

RANDOLPH COUNTY

I. Venia B. Young, a Notary Public in and for said County and State, do hereby certify that Clemith C. Yates and wife, Rebecca M. Yates, and Faye Y. Burrow and husband, Willie M. Burrow, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this 2nd day of December, 1975.



Venia B. Young
Notary Public

My commission expires: 5-19-76

NORTH CAROLINA -- Randolph County

The foregoing certificate(s) of Venia B. Young, 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 1008, Page 37 This 3rd day of December, 1975 at 2:55 o'clock P. M.

Annie Shaw, Register Deeds

By Annie Shaw Register of Deeds