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NORTH CAROLINA



RANDOLPH COUNTY

KNOW ALL MEN BY THESE PRESENTS that Walter V. Roberts, Sr. and wife, Virginia S. Roberts, are the owners and developers of that tract of land as described in deed from G. H. Snow, Jr., et al., to Walter V. Roberts, Sr. and wife, Virginia S. Roberts, dated April 19, 1974, and recorded in Book 1066, Page 429, Randolph County Registry, which subdivision will be known as "GREEN ACRES", and do hereby covenant and agree with all persons firms and 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 thereof:

The restrictions imposed hereby are as follows:

1. The property shall be used for residential purposes only, and any residences so erected shall contain a minimum of 1000 square feet of first floor area, exclusive of garage, breezeway, porch, or carport areas. Detached garages for use appurtenant to the dwelling are permitted.
2. No dwelling shall be erected upon a lot having less than 20,000 square feet of area, and it shall be built at least 40 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 toilet shall be maintained on the premises for use with a completed dwelling.
4. No imitation brick siding may be used, and no cement blocks can be left showing from the outside.
5. No mobile home or house trailer will be allowed on any of the lots in this development.
6. No shell homes of any kind shall be permitted on said premises.
7. No swine, cattle, commercial chicken houses, junk automobiles or other junk or unsightly debris of any nature shall be permitted on said premises.
8. These restrictions do not exclude churches or school houses.

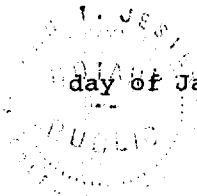
IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, this 20th day of January, 1976.

 (SEAL)
 (SEAL)

NORTH CAROLINA
RANDOLPH COUNTY

I, Ann T. Jester, a Notary Public, do hereby certify that Walter V. Roberts/^{Sr}and wife, Virginia S. Roberts personally appeared before me this day and acknowledged the due execution of the foregoing Restrictive Covenants.

Witness my hand and notarial seal, this 20th day of January, 1976.



Ann T. Jester (SEAL)
Notary Public

My com. expires: Oct. 24, 1980

NORTH CAROLINA -- Randolph County

The foregoing certificate of Ann T. Jester, Notary Public of Randolph County, N. C., is certified to be correct. This instrument was presented for registration and recorded in this office at Book 1078, Page 922. This 21st day of January, 1976, at 11:10 o'clock P. M.

Annie Shaw, Register of Deeds

BY Brenda League
Deputy/Assistant