

MAIL TO: ROUTH & HENNIS INC., P. O. BOX 521, PLEASANT GARDEN, N. C. 27313

NORTH CAROLINA
GUILFORD COUNTY

BLANKET RESTRICTIVE COVENANTS GOVERNING THE USE OF PROPERTY LOCATED IN THE SUBDIVISION KNOWN AS CANTERBURY TRAILS, SECTION NO. 5, SITUATED IN PROVIDENCE TOWNSHIP, RANDOLPH COUNTY, NORTH CAROLINA, AND SHOWN ON THE MAP OF SAME RECORDED IN PLAT BOOK 18, AT PAGE 12 IN THE OFFICE OF THE REGISTER OF DEEDS FOR RANDOLPH COUNTY, NORTH CAROLINA.

KNOW ALL MEN BY THESE PRESENTS: THAT ROUTH & HENNIS INC., OWNER AND DEVELOPER OF THE SUBDIVISION KNOWN AS CANTERBURY TRAILS, SECTION NO. 5, MAP OF WHICH IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RANDOLPH COUNTY, NORTH CAROLINA, IN PLAT BOOK 18, AT PAGE 12, DOES HEREBY COVENANT AND AGREE WITH ALL OTHER PERSONS, FIRMS OR CORPORATIONS NOW OWNING OR HEREAFTER ACQUIRING ANY PROPERTY IN SAID SUBDIVISION, THAT ALL LOTS THEREIN NOW OWNED BY THEM ARE HEREBY SUBJECTED TO THE FOLLOWING RESTRICTIONS AS TO THE USE THEREOF, RUNNING WITH SAID PROPERTIES BY WHOMSOEVER OWNED, TO WIT:

1. THIS PROPERTY SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
2. NO RESIDENCE, EXCLUDING MOBILE HOMES, SHALL HAVE LESS THAN 850 SQUARE FEET OF FLOOR SPACE ON THE FIRST FLOOR, EXCLUSIVE OF CARPORTS, PORCHES OR GARAGES.
3. NO RESIDENCE OR MOBILE HOME SHALL BE PLACED UPON LESS THAN A MINIMUM OF 40,000 SQUARE FEET OF LAND.
4. THERE SHALL BE NO JUNK AUTOMOBILES ALLOWED ON THE PROPERTY.
5. NO AXLES AND WHEELS ON MOBILE HOMES SHALL BE LEFT SHOWING FROM THE STREET SIDE, AND ALL HOUSES MUST HAVE UNDERPINNING.
6. NO ANIMALS, OTHER THAN HOUSEHOLD PETS, SHALL BE PERMITTED ON THE PROPERTY.
7. NO FENCE MAY BE PLACED WITHIN 100 FEET OF THE FRONT PROPERTY LINE WITHOUT THE DESIGN AND LOCATION APPROVED BY THE DEVELOPER.
8. THERE SHALL BE NO DISPOSAL OF GARBAGE ON THE PROPERTY.

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL THE PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1996, AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY EXPIRE UNLESS BY VOTE OF A MAJORITY OF THE THEN PROPERTY OWNERS OF THE LOTS IT IS AGREED BY SAID MAJORITY TO EXTENT SAID COVENANTS FOR TEN-YEAR PERIODS AFTER JANUARY 1, 1996.

WITNESSETH:

GUILFORD COUNTY, N. C.

By: Richard Routh Secretary Richard Routh President

STATE OF NORTH CAROLINA -- GUILFORD COUNTY

I, Richard Routh, a notary public, do hereby certify that Richard Routh personally came before me this day and acknowledged that he is Richard Routh Secretary of Routh & Hennis Inc., and that, by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by its Richard Routh, President, sealed with its corporate seal, and attested by himself as its Richard Routh Secretary. My commission expires 7-9-77.

Witness my hand and official seal this the June 1 day of June, 1976.
Notary Public: Richard Routh (Seal)

NORTH CAROLINA - RANDOLPH COUNTY

The foregoing certificate(s) of Phyllis J. Miller, 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 1022, Page 171. This 14 day of June, 1976 at 11:45, A.M.

Annie Shaw, Register Deeds
By Annie Shaw, Asst Register of Deeds