

423

2502

STATE OF NORTH CAROLINA

COUNTY OF RANDOLPH

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, that Thad T. Moser and wife, Lois B. Moser, and Jesse C. Ferguson and wife, Gwyn P. Ferguson, owners of the lands described by deed recorded in Book 1052, Page 411, in the office of the Register of Deeds of Randolph County, North Carolina, do hereby impose upon said lands the following restrictive covenants for the benefit of the present owners and those persons who may hereafter acquire the lands referred to in this document, said restrictions being as follows:

FIRST: These covenants and restrictions shall run with the land and shall be binding on the parties hereto and all persons, firms, or corporations purchasing lands from the tract described herein until January 1, 1991, at which time these restrictions shall cease to apply unless reimposed by the owners of said lands.

SECOND: There shall be no temporary residence of any type placed upon any part of said lands, and no mobile homes, trailers, or other movable structure shall be placed upon said lands at any time.

THIRD: All buildings constructed on said lands shall be at least forty feet from the right-of-way line of the street upon which said building fronts, and all buildings shall be at least twenty feet from the side lot line.

FOURTH: There shall be no outside toilets upon said lands, and each dwelling house shall be connected with a septic tank or other suitable sanitary facility as approved by the proper governmental health authority.

FIFTH: There shall be no junk automobiles or any other type of salvage stored on any portion of said lands.

SIXTH: No hunting shall be permitted on said lands except by the owner of said lands or guests of the owner in the presence of the owner.

IN WITNESS WHEREOF, Thad T. Moser and wife, Lois B. Moser and Jesse C. Ferguson and wife, Gwyn P. Ferguson have hereunto set their hands and seals this 1st day of March, 1976.

Signatures of Jesse C. Ferguson, Thad T. Moser, Gwyn P. Ferguson, and Lois B. Moser with (SEAL) markings.

NORTH CAROLINA - RANDOLPH COUNTY

I, Edna G. Long, a Notary Public of said County, do hereby certify that Thad T. Moser and wife, Lois B. Moser, personally appeared before me this day and acknowledged the execution of the foregoing Restrictive Covenants.

Witness my hand and seal, this 17th day of March, 1976. My Commission Expires: August 16, 1980. Edna G. Long, Notary Public.

NORTH CAROLINA - RANDOLPH COUNTY

I, Deborah C. Beane, a Notary Public of said County, do hereby certify that Jesse C. Ferguson and wife, Gwyn P. Ferguson, personally appeared before me this day and acknowledged the execution of the foregoing Restrictive Covenants.

Witness my hand and seal, this 1st day of November 1976. My Commission Expires: 6-2-81. Deborah C. Beane, Notary Public.

MOSER AND MOSER, P. A. LAWYERS 200 NORTH STREET ASHEBORO, N. C. 27203 Telephone 518/ 625 5164

NORTH CAROLINA Randolph County The foregoing certificate(s) of Edna G. Long & Deborah C. Beane 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 1052 Page 423. This 3rd day of November 1976 at 10:35 A.M. by Annie Shaw, Register of Deeds