

KNOW ALL MEN BY THESE PRESENTS, that Charles Glass, Sr. and wife, Monadell Glass, and Charles K. Byrd and wife, Martha C. Byrd, are the owners and developers of that tract of land as described in deed from J. W. Plummer, et al., recorded in Book 1083, Page 436, Randolph County Registry, which subdivision will be known as "HERITAGE HILLS", 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 and/or workshop for use appurtenant to the dwelling are permitted, provided said garage or workshop is constructed of the same outside material as used in the residence itself.
2. No dwelling shall be erected upon a lot having less than 15,000 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 junk automobiles or other junk or unsightly debris of any nature shall be permitted on said premises.
8. The lots in this subdivision shall be used for a road to adjacent property only with the written consent of all of the developers, and only then when the adjacent property is used for residential and/or farm use and is not used for any other business or in connection with any mobile homes.
9. The developers reserve the right to subject the real property in this subdivision to a contract with Carolina Power & Light Company for the installation of underground electric cables and/or the installation of street lighting, either or both of which may require an initial payment and/or a continuing monthly payment to Carolina Power & Light Company by the owner of each building.

IN WITNESS WHEREOF, the parties hereto have hereunto  
set their hands and seals this 25<sup>th</sup> day of March, 1977.

Charles Glass Sr. (SEAL)  
Monadell Glass (SEAL)  
Charles K. Byrd (SEAL)  
Martha C. Byrd (SEAL)

NORTH CAROLINA  
RANDOLPH COUNTY

I, Ann T. Jester, a Notary Public, do hereby  
certify that Charles Glass, Sr. and wife, Monadell Glass, Charles K.  
Byrd and wife, Martha C. Byrd, personally appeared before me this  
day and acknowledged the due execution of the foregoing Restrictive  
Covenants.

This 25<sup>th</sup> day of March, 1977.

My com. expires:

10-24-80

Ann T. Jester (SEAL)  
Notary Public

NORTH CAROLINA -- Randolph County

The foregoing certificate of Ann T. Jester,  
a 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 1088, Page 724. This 25<sup>th</sup> day of March, 1977,  
at 10:05 o'clock A. M.

Annie Shaw, Register of Deeds

By: Brenda League Register of Deeds  
Assistant/Deputy