

869  
NORTH CAROLINA  
RANDOLPH COUNTY  
CITY OF ARCHDALE

RESTRICTIVE COVENANTS  
OF  
CRAIG HEIGHTS SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS that W. H. BEARD REALTY CO., INC. a corporation of Randolph County, North Carolina and W. H. BEARD, a resident of Randolph County, North Carolina do hereby desire to impose these restrictive covenants.

WITNESSETH: WHEREAS, the parties to this instrument are the sole owners of those certain lands situated in Trinity Township, Randolph County, North Carolina; AND WHEREAS, said lands have been subdivided by said owners and a plat of the same will be recorded in the Office of the Register of Deeds of Randolph County, North Carolina.

AND WHEREAS, the owners of said lands desire to impose the restrictive covenants herein contained upon the lands to be sold in said area for the benefit of all persons involved as owners or having other lawful interest of ownership or possession in said lands.

NOW, THEREFORE, in consideration of the benefits which have been derived and are to be hereinafter derived by each and every party to this agreement, their heirs or assigns, it is hereby covenanted and agreed that the lands herein described are subject to restrictive covenants as follows:

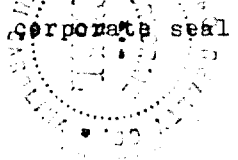
1. This is a residential subdivision only. There shall be no other type building erected other than a garage and that for home use or a stable for horses and ponies only.
2. There shall be no house constructed in this subdivision having less than 1,000 square feet of floor space on the first floor, which does not include carports, garages, or porches.
3. No house shall be erected on less than 20,000 square feet of land.
4. No house shall be built of cement blocks, cinder blocks, or any other type of block.
5. No house shall be built having cement blocks showing in the foundation.
6. No home can be built closer than forty (40) feet to the front property line and no closer than ten (10) feet to the side property line
7. There shall be no outside toilets in this subdivision.
8. There shall be no junk automobiles or any other type salvage stored in this subdivision.
9. There shall be no chicken houses or hog pens of any description in this subdivision. This shall not include stables for horses and ponies only.

If any person shall violate or attempt to violate any of the covenants or restrictions contained herein, it shall be lawful for any other person or persons owning any of the lots in CRAIG HEIGHTS SUBDIVISION to prosecute any proceedings or in equity against the person or persons violating or attempting to violate any such covenant or agreement, and either to prevent him or them from doing so or to recover damages for such violation. It is understood that this right extends not only to present owners of said lands, but also to future owners of individual lots conveyed by said present owners. Said restrictive covenants to be in effect until March 30th, 1992.

Invalidation of one of these covenants by judgment or court order shall in no way affect any of the other covenants set forth herein, and such other provisions shall nevertheless remain in full force and effect subject to the terms hereof.

IN TESTIMONY WHEREOF, the said W. H. BEARD REALTY CO., INC. has caused these presents to be executed by its corporate officers thereto lawfully authorized and W. H. BEARD has hereunto set his hand and seal, this the 30th day of March, 1977.

ATTEST:  
BY: Freda Turner  
Freda Turner, Secretary



W. H. BEARD REALTY CO., INC.  
BY: W. H. Beard (SEAL)  
W. H. Beard, President

W. H. Beard (SEAL)  
W. H. Beard

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STATE OF NORTH CAROLINA  
COUNTY OF RANDOLPH

I, Robert L. Stephenson, a Notary Public of said County, do hereby certify that FREDA TURNER personally came before me this day and acknowledged that she is Secretary of W. H. BEARD REALTY CO., INC. and that, by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by itself as its Secretary.

Witness my hand and official seal, this the 30th day of March, 1977.

My Commission expires:  
May 10, 1980

Robert L. Stephenson  
Notary Public

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STATE OF NORTH CAROLINA, COUNTY OF RANDOLPH

I, Robert L. Stephenson, a Notary Public of said County, do hereby certify that W. H. BEARD personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this the 30th day of March, 1977.

My Commission expires:  
May 10, 1980

Robert L. Stephenson  
Notary Public

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of Robert L. Stephenson  
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 1088  
Page 867 This 31st day of March, 1977 at 11:03 o'clock A.M.

Annie Shaw, Register Deeds  
By: Lu Phillipa, Asst.  
Register of Deeds