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Mail to: Mr. Thomas A. Farlow
Route #9, Box 264-W
Greensboro, N. C. 27409

516
NORTH CAROLINA

RANDOLPH COUNTY

RESTRICTIVE COVENANTS

KNOW ALL BY MEN by these presents that we, THOMAS A. FARLOW and wife, PAULINE B. FARLOW, being the owners in fee simple of the lands hereinafter described located in Back Creek Township, Randolph County, North Carolina:

BEING known and designated as Lots 1 through 5, inclusive, Section 1, Walter Farlow Subdivision, according to the plat thereof duly recorded in Plat Book 18, Page 49, Randolph County Registry

do hereby place upon said property the following restrictions for the purpose of promoting a well classified and regulated residential district upon said property. Said restrictions, which shall apply to all properties described above, are as follows:

(1) Said property is hereby set aside and restricted to use for residential purposes only. No structure shall be erected on any lot other than one single family dwelling not to exceed two stories in height and a one or two car garage, which garage may be attached or unattached to the single family dwelling built on the same lot. No building shall be erected on any lot having less than One Thousand Four Hundred (1,400) square feet of floor space exclusive of any garage.

(2) No residential building shall be built nearer than Fifty (50) feet to the front property line nor nearer than Twenty (20) feet to either side lot line of any lot. With respect to the corner lot, Lot No. 1, no building shall be erected nearer than Twenty Five (25) feet to the northern margin of Farlow Road.

(3) No building lots now established shall be re-subdivided into smaller building lots and no residence shall be built on less than one lot designated on the recorded plat.

(4) No mobile homes nor any modular homes shall be erected or placed, either temporary or permanently, upon any lot.

(5) The foundations of all buildings erected upon any lot shall be solid foundations. No pillar type foundations shall be permitted as to any building. No building upon any lot shall be erected with exposed cement block construction.

(6) No chickens, pigs, cows, horses, goats, sheep or any other kind of fowl or livestock shall be kept and maintained on any lot.

(7) No trailer, basement, tent, shack, garage, barn or other outbuildings may be erected or maintained on said lots for use as a residence, either temporary or permanent, nor for any other purpose except that garages or carports may be erected and maintained incidental to use with residences, nor shall any structure of a temporary character be used as a residence upon any lot.

(8) No unlawful, obnoxious or offensive trade or activity shall be carried on upon any lot which may be or become an annoyance or a nuisance to the neighborhood.

(9) The above covenants and conditions are placed on the property and lots indicated as part of a general scheme or plan of development for the benefit of all owners of property within said development and said covenants and conditions are and shall be binding upon the present owners of said land, their successors, heirs and assigns, and shall be covenants running with the land binding on all future owners of said land until January 1, 2000 A.D.

(10) If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 2000, it shall be lawful for any other person or persons owning any other lots in said development or subdivision to prosecute any proceedings at law or inequity against the person or persons violating or attempting to violate any such covenant or restriction, either to prevent him or them from continuing any such violation or to recover damages or other dues for such violation.

(11) Invalidation of any one of these covenants by judgment or court order shall in no wise affect or invalidate any of the other provisions set forth above, all of which shall remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set out hands and seals, this 13th day of September, 1976.

Thomas A. Farlow (SEAL)
THOMAS A. FARLOW

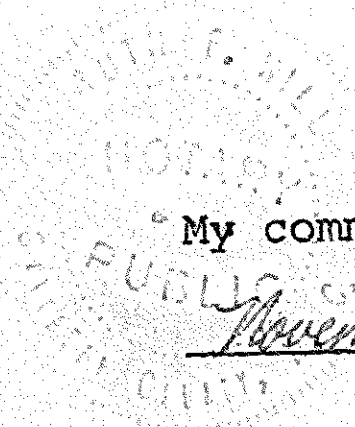
Pauline B. Farlow (SEAL)
PAULINE B. FARLOW

NORTH CAROLINA
COUNTY OF Davidson

I, Ruth F. Hill, a Notary Public of said County and State, do hereby certify that THOMAS A. FARLOW and wife, PAULINE B. FARLOW, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this the 13 day of Sept., 1976.

Ruth F. Hill
Notary Public



My commission expires:
November 13, 1979

NORTH CAROLINA - Randolph County
The foregoing certificate(s) of Ruth F. Hill
Notary Public of Davidson Co. N.C.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1089,
Page 516. This 25th day of April, 1977 at 10:20 o'clock A. M.

Annie Shaw, Register Deeds
By Brenda League, Deed Register of Deeds