

MOORE, ROY EARL COBLE SR. & WIFE
NORTH CAROLINA
RANSOLPH COUNTY

RESTRICTIVE COVENANTS

Roy Earl Coble Sr. and wife Sarah S. Coble, the owners in fee simple of the property now duly platted as Tracts # 1, # 2, # 3, # 4, # 5, # 6, and # 7, of the Roy Earl Coble Addition, which said plat is now recorded in the office of the Register of Deeds, of Ransolph County, North Carolina, in Plat Book 19, page 11, hereby make the following declarations as to limitations, restrictions, and uses to which all tracts may be put, hereby specifying that said declarations shall constitute covenants to run with the tracts and shall be binding on all parties and all persons, for the benefit of a limitations upon all future owners of tracts of said property. The declarations of restrictions being designated, for the purpose of keeping said tracts desirable, uniform and suitable to architectural design and to insure the use of said tracts for attractive residential purpose only, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the community, and thereby to secure to each residential lot owner the full benefit and enjoyment of his home site, with no greater restrictions than is necessary to insure the same advantages to his neighbors. Anything distracting from the beauty and value of the property for residential purposes will not be permitted.

The restrictive covenants are as herein specified:

1. All toilets and/ or lavatories shall be built indoors and connected with outside septic tank.
 2. Only one residence may be built on any one lot.
 3. No manufacturing or commercial enterprise, or enterprises of any kind for profit shall be maintained upon said tracts, in front of, or in connection with any of the lots in any way.
- All lots must be used strictly for residential purposes.

NORTH CAROLINA

DANFORTH COUNTY

RESTRICTIVE COVENANTS

Roy Earl Coble Sr. and wife Sarah S. Coble, the owners in fee simple of the property now duly platted as Tracts # 1, # 2, # 3, # 4, # 5, # 6, and # 7, of the Roy Earl Coble property, which plat is now recorded in the office of the Register of Deeds, of Danforth County, North Carolina, in Plat Book 19, Page 11, hereby make the following declarations as to limitations, restrictions, and uses to which all tracts may be put, hereby specifying that said declarations shall constitute covenants to run with the tracts and shall be binding on all parties and all persons, for the benefit of a limitations upon all future owners of tracts of said property. The declarations of restrictions being designated, for the purpose of keeping said tracts desirable, uniform and suitable in architectural design and to insure the use of said tracts for attractive residential purpose only, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the community, and thereby to secure to each residential lot owner the full benefit and enjoyment of his home site, with no greater restrictions than is necessary to insure the same advantages to his neighbors, anything distracting from the beauty and value of the property for residential purposes will not be permitted.

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 3. No manufacturing or commercial enterprise, or enterprises of any kind for profit shall be maintained upon said tracts, in front of, or in connection with any of the lots in any way.
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4. No livery stables, barn or stables whatsoever shall be built on any one lot.
5. No horse, hog, cow, goat or any animal of this nature, shall be kept or maintained on said property, or any portion thereof.
6. No large signs, or advertising of any kind, shall be maintained on said lands or any part thereof.
7. Only single dwellings or residence designed for the occupancy of one family, shall be built on any lot.
8. These premises shall not be used for any purpose other than residential purposes.
9. No mobile homes, no modular homes, or condominiums will be permitted.
10. No travel trailers, tents, shacks or basement shall at anytime be used as a temporarily or permanent residence. All garbage must be kept in garbage cans or simular containers and disposed of properly.
11. No junk cars will be permitted upon any of the lots.
12. All materials must be new in the exterior construction, and all blocks must be below surface of dirt. No exposed blocks in residential construction or construction of out buildings.
13. All construction must be of quality workmanship, and materials, as to blend with existing structures. The developers are to consider minimum floor size of the structure (1200) sq. ft., materials to be used, front line setback, side line setback, rear line setback, and landscaping. The requirements that are provided in this paragraph 13 shall cease when all lots have been developed.
14. All fuel tanks shall be buried and be beneath the surface of the ground.
15. Should any owner desire a pet, this pet shall not be offensive or dangerous to prevent the full benefit and enjoyment of the other joining property owners.

The restrictions and reservations are made for the benefit of any and all persons who now may own or who may hereafter own

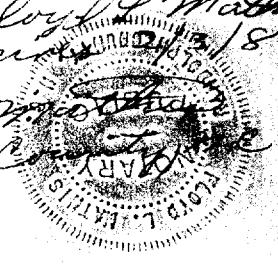
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lots in the Roy Earl Coble Sr. and Sarah S. Coble property, and such persons are given the power to enforce these restrictions.

This the 14, day of March, 1978

Roy Earl Coble Sr. (SEAL) { did & personally
Sarah S. Coble (SEAL) { appear before me,
Certified by Floyd L. Mathis
my Comm. expires 1/18/80

Floyd L. Mathis
Randolph County, N.C.



NORTH CAROLINA — Randolph County

The foregoing certificate(s) of Floyd L. Mathis
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 1098
Page 320, This 16 day of March, 1978 at 3:50 o'clock P. M.

Annie S. w. Register of Deeds
By Brenda League, Deputy Register of Deeds