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Archdale Const. Co.
P.O. Box 4067
Archdale NC
29267

4.50 2d

NORTH CAROLINA
RANDOLPH COUNTY
CITY OF ARCHDALE

RESTRICTIVE COVENANTS
OF
CRAIK 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 tier type building erected other than a garage and that for horse 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, terraces or porches.
3. No house shall be erected on less than 10,000 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 auto mobiles or any other type vehicle 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.

AMENDMENT TO THE ABOVE restrictions for CRAIK HEIGHTS SUBDIVISION, which are listed in Book 1088 at Page 869 of the Randolph County Register, is as follows:

1. No mobile home to be parked or set up in this subdivision, neither temporarily or permanently.
2. No home shall be erected in this subdivision that is moved into this subdivision in sections, as a whole, or on wheels which has been constructed at some other location.
3. These two additional restrictions are being recorded in addition to the restrictions listed above.

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 CRAIK HEIGHTS SUBDIVISION to prosecute any proceedings or in equity against any person or persons violating or attempting to violate any such covenant or restriction, 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 June 2, 1993.


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, all property owners having agreed to these additional restrictive covenants for CRAIG HEIGHTS SUBDIVISION hereunto set their hands and seals this the 2nd day of June, 1978.

ATTEST

Freda Turner
Freda Turner, Secretary

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

ATTEST

Freda Turner
Freda Turner, Secretary

ARCHDALE CONSTRUCTION COMPANY
BY: W. H. Beard (SEAL)
W. H. BEARD, PRESIDENT

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

Max Moore Bouldin (SEAL)
MAX MOORE BOULDIN

Billy Ray Scism Sr. (SEAL)
BILLY RAY SCISM, SR.

Janice C. Bouldin (SEAL)
JANICE C. BOULDIN

Connie C. Scism (SEAL)
CONNIE C. SCISM

William M. Joyce (SEAL)
WILLIAM MARION JOYCE

T. C. VonCannon (SEAL)
T. C. VONCANNON

Virginia B. Joyce (SEAL)
VIRGINIA B. JOYCE

Leona F. VonCannon (SEAL)
LEONA F. VONCANNON

Alfred K. Cagle (SEAL)
ALFRED K. CAGLE

Melinda Cagle (SEAL)
MELINDA CAGLE

STATE OF NORTH CAROLINA, COUNTY OF RANDOLPH

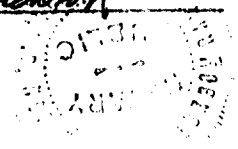
I, Robert L. Stephenson, A Notary Public of said County, do hereby certify that FREDA TURNER personally came before me this day and acknowledged that she is Secretary of W. H. BEARD REALTY CO., INC. and that, by authority duly given and as the act of the Corporation, the foregoing instrument was signed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

Witness my hand and official seal, this the 2nd day of June, 1978.
My Commission Expires: May 10, 1980
Robert L. Stephenson
Notary Public

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 ARCHDALE CONSTRUCTION COMPANY 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 herself as its Secretary.

Witness my hand and official seal, this the 2nd day of June, 1978.
My Commission Expires: May 10, 1980
Robert L. Stephenson
Notary Public



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 2nd day of June, 1978.

My Commission Expires: May 10, 1980

Robert L. Stephenson
Notary Public



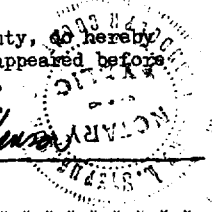
STATE OF NORTH CAROLINA, COUNTY OF RANDOLPH

I, Robert L. Stephenson, a Notary Public of said County, do hereby certify that MAX MOORE BOULDIN and wife, JANICE C. BOULDIN personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this the 2nd day of June, 1978.

My Commission Expires: May 10, 1980

Robert L. Stephenson
Notary Public



STATE OF NORTH CAROLINA, COUNTY OF RANDOLPH

I, Robert L. Stephenson, a Notary Public of said County, do hereby certify that BILLY RAY SCISM, SR. and wife, CONNIE C. SCISM personally appeared before me this day and acknowledge the execution of the foregoing instrument.

Witness my hand and notarial seal, this the 2nd day of June, 1978.

My Commission Expires: May 10, 1980

Robert L. Stephenson
Notary Public



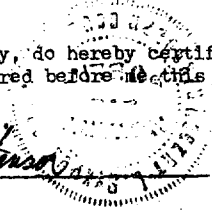
STATE OF NORTH CAROLINA, COUNTY OF RANDOLPH

I, Robert L. Stephenson, a Notary Public of said County, do hereby certify that WILLIAM MARION JOYCE and wife, VIRGINIA B. JOYCE personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this the 2nd day of June, 1978.

My Commission Expires: May 10, 1980

Robert L. Stephenson
Notary Public



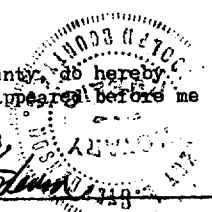
STATE OF NORTH CAROLINA, COUNTY OF RANDOLPH

I, Robert L. Stephenson, a Notary Public of said County, do hereby certify that T. C. VonCANNON and wife, LEONA F. VonCANNON personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this the 2nd day of June, 1978.

My Commission Expires: May 10, 1980

Robert L. Stephenson
Notary Public



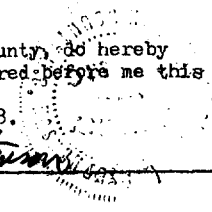
STATE OF NORTH CAROLINA, COUNTY OF RANDOLPH

I, Robert L. Stephenson, a Notary Public of said County, do hereby certify that ALFRED F. GAGLE and wife, MELINDA GAGLE personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this the 2nd day of June, 1978.

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

County N.C.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1120,
Page 766. This 6th day of June, 1978 at 1:45 o'clock P.M.

By Annie Shaw Register of Deeds