

NORTH CAROLINA

RANDOLPH COUNTY

RESTRICTIVE COVENANTS FOR GIANT OAKS SUBDIVISION
BACK CREEK TOWNSHIP, Randolph County, North
Carolina, a plat of which is duly recorded in the
office of the Register of Deeds for Randolph County,
North Carolina in Plat Book 19 at Page 33.

KNOW ALL MEN BY THESE PRESENTS That LEE F. STACKHOUSE
and wife, JUNE S. STACKHOUSE are the owners and developers of the
subdivision known as GIANT OAKS SUBDIVISION, a map of which is
duly recorded in the office of the Register of Deeds for Randolph County,
North Carolina in Plat Book 19 at Page 33, and does hereby covenant and
agree with all persons, firms or corporations now owning or hereinafter
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. This property shall not be used for business purposes.
2. Only single-family dwellings shall be permitted.
3. No residence shall be built to contain less than 1100 square feet of heated floor space exclusion of carports, porches and garages. In case of a residence of more than one story, the ground floor must contain a minimum of 700 square feet.
4. No building shall be built nearer than 50 feet of the front property line, nor nearer than 10 feet of the side property line.
5. No residence shall be built on any lot containing less than 20,000 square feet.
6. No structures shall be built on any lot with cement, or concrete blocks left exposed from outside appearance.
7. No imitation brick siding shall be permitted, nor shall any asbestos shingles be used.
8. No mobile or trailer homes shall be permitted.
9. No shell homes, or homes of a temporary character shall be permitted.
10. No junk cars shall be permitted on any lot.
11. No obnoxious or offensive affairs or activities that shall become an annoyance to the neighborhood shall be permitted.
12. No hog pens or hog lots, chicken pens or chicken houses shall be permitted on the property.
13. These covenants are to run with the land and be binding on all parties and all persons claiming under the makers thereof for a period of 20 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 20 years each, provided, however, that after the expiration of 20 years from date, the majority of the owners of the lots in the subdivision may by an instrument properly executed and recorded, as in the case of deeds, change or cancel said covenants in whole or in part.

14. These covenants may be enforced by proceedings at law or in equity against any person violating or attempting to violate any covenant either to restrain violation or to recover therefor, and any enforcement proceedings may be brought by the owner or owners of any lot or group of lots.
15. Invalidation of any one of these covenants or any part thereof, by judgment or court order, shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals.

Lee F. Stackhouse (SEAL)
Lee F. Stackhouse

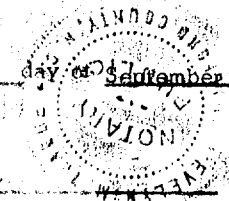
June S. Stackhouse (SEAL)
June S. Stackhouse

NORTH CAROLINA
GUILFORD COUNTY

I, Evelyn M. League, a Notary Public of said County, do hereby certify that LEE F. STACKHOUSE and wife, JUNE S. STACKHOUSE personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this the 8th day of September, 1978.

Evelyn M. League
Notary Public



My Commission Expires August 26, 1980

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of

Evelyn M. League

Notary Public of

Guilford Co., N.C.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1103 page 426, this 11th day of September, 1978 at 2:40 o'clock P.M.

Annie Shaw, Register of Deeds

By Sue Phillips, Asst. Register of Deeds

TAMM GREEN
SPRINGFIELD FIELD &
SEVEN KINGS
PRO. INC. N.C.