

719
NORTH CAROLINA
RANDOLPH COUNTY

RESTRICTIVE COVENANTS

THIS INDENTURE made this the 5th day of December, 1978, by and between CLYDE A. PARKER and wife, ERNSTENA P. PARKER, RONNEL S. PARKER and wife, BEVERLY P. PARKER, C. L. MILLER and wife, CLEO R. MILLER, and DON R. MOORE and wife, VIRGINIA M. MOORE;

W I T N E S S E T H :

That whereas Clyde A. Parker and wife, Ernstena P. Parker, Ronnel S. Parker and wife, Beverly P. Parker, are the owners and developers of a certain subdivision known as Black Stallion Ranchettes, Map of which is duly recorded at Plat Book 19, Page 43, Randolph County Registry, and whereas by instrument dated October 28, 1978, and recorded at Book 1104, Page 782, Randolph County Registry, said owners and developers placed certain Restrictive Covenants upon the said Black Stallion Ranchettes Subdivision; and

Whereas C. L. Miller and wife, Cleo R. Miller, became the owners of Lot No. 17 of Black Stallion Ranchettes, as described in Plat Book 19, Page 43, Randolph County Registry, by deed recorded at Book 1105, Page 55, Randolph County Registry; and

Whereas Don R. Moore and wife, Virginia M. Moore, became the owners of Lots Nos. 1 and 2 of Black Stallion Ranchettes as described at Plat Book 19, Page 43, Randolph County Registry, by deed recorded at Book 1105, Page 56, Randolph County Registry; and

Whereas it is the desire and the intention of the parties to this instrument that the Restrictive Covenants contained at Book 1104, Page 782, Randolph County Registry, be cancelled and be of no further force and effect and for the restrictions set out in this indenture to be substituted for and replace said Restrictive Covenants contained in the previous indenture, and the following Restrictive Covenants are placed upon the aforesaid property in order to effectuate the well classified, orderly, and proper

development of said lands as a residential district with certain minimum standards;

Now, therefore, said owners of the aforesaid property do hereby covenant and agree with all persons, firms, or corporations 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:

1. No lot shall be used except for residential purposes. No residence shall be built on or shall be permitted to remain on any lot other than a residence containing not less than 1100 square feet of heated floor space.
2. No structure shall be built with cement or concrete blocks left showing from the outside appearance.
3. No junk automobiles nor any other unsightly junk condition shall be allowed to exist on any lot.
4. No pigs or hog pens shall be permitted on any lot.
5. No mobile homes or trailer homes shall be permitted on any lot.

The above restrictions and conditions are placed on the property and lots hereinabove specified and set forth as a part of a general scheme or plan of development for the benefit of all owners of the property hereinabove specified within said development, and said covenants are and shall be binding upon the present owners of said lands, their successors, heirs and assigns, and shall be covenants running with the land, being binding on all future owners of said land or said lots.

In witness whereof, the parties have hereinto set the hands and affixed their seals this the day and year first above written.

Clyde A. Parker (SEAL)
CLYDE A. PARKER

Ronnel S. Parker (SEAL)
RONNEL S. PARKER

Ernstena P. Parker (SEAL)
ERNSTENA P. PARKER

Beverly P. Parker (SEAL)
BEVERLY P. PARKER

C. L. Miller (SEAL)
C. L. MILLER

Don R. Moore (SEAL)
DON R. MOORE

Cleo R. Miller (SEAL)
CLEO R. MILLER

Virginia M. Moore (SEAL)
VIRGINIA M. MOORE

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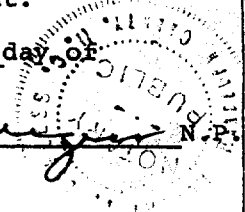
NORTH CAROLINA

Randolph COUNTY

I, Robert P. Burgess, a Notary Public of the said county and State, do hereby certify that CLYDE A. PARKER and wife, ERNSTENA P. PARKER, RONNEL S. PARKER and wife, BEVERLY P. PARKER, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 6th day of December, 1978.

Robert P. Burgess



My commission expires:

April 17, 1980

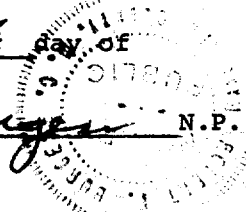
NORTH CAROLINA

Randolph COUNTY

I, Robert P. Burgess, a Notary Public of the said county and State, do hereby certify that C. L. MILLER and wife, CLEO R. MILLER, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 6th day of December, 1978.

Robert P. Burgess



My commission expires:

April 17, 1980

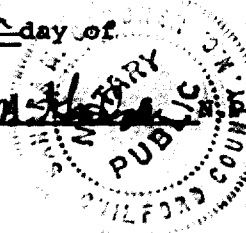
NORTH CAROLINA

Guilford COUNTY

I, Sandra M. Gardner, a Notary Public of the said county and State, do hereby certify that DON R. MOORE and wife, VIRGINIA M. MOORE, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 5th day of December, 1978.

Sandra M. Gardner



My commission expires:

2-21-79

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of

Randolph Co. N.C. & Sandra M. Gardner Notary Public of Guilford Co. N.C.

Robert P. Burgess, N.P.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1105 Page 719. This 6th day of December, 1978 at 3:55 o'clock P.M.

Annie Shaw, Register of Deeds

Annie Shaw, Asst. Register of Deeds