

916  
NORTH CAROLINA  
RANDOLPH COUNTY  
RICHLAND TOWNSHIP

*Deed to be recorded in the office of the Register of Deeds, Randolph County, N.C.*  
6/1/78

RESTRICTIVE COVENANTS  
LIMITATIONS, RESTRICTIONS, AND USES

A and C Enterprises, Inc., A North Carolina Corporation, is the owner of a certain tract of land in Richland Township, Randolph County, N. C., described as follows:

The point of beginning, an iron stake in the center of State Road # 1002; said iron stake being 498.96 feet South 59 degrees 09'-49" West of a point, the center of intersection of State Road # 2843 and State Road # 1002, said point also being North 82 degrees 00' West 119.7 feet from the Ernest (Jim) Spivey, Ruth Cox Garner and D. R. Graves corner; this being an original corner.

This stake in the center of State Road # 1002 being the point of beginning for the hereinafter described tract of land. Beginning at an iron stake in the center of State Road # 1002; running North 82 degrees 20'-05" West 3011.92 feet along the Garner line and the line of Lindo Yow Estate, to an iron stake in the Yow Estate line and corner of W. Clarence Reeder; thence South 03 degrees 20'-44" West 3114.17 feet to an iron pipe, stone and pine knot; thence South 80 degrees 03'-35" East 1359.73 feet to a railroad spike in center of State Road # 1002; thence with the center of said road the following courses and distances, North 26 degrees 12'-03" East 98.41 feet, North 20 degrees 18'-17" East 85.84 feet, North 17 degrees 12'-47" East 392.14 feet, North 19 degrees 32'-03" East 69.74 feet; thence North 30 degrees 53'-11" East 100.35 feet, North 47 degrees 25'-26" East 105.41 feet, North 57 degrees 11'-13" East 249.70 feet; North 53 degrees 24'-59" East 97.34 feet, North 38 degrees 52'-50" East 49.76 feet, North 19 degrees 51'-34" East 49.23 feet North 02 degrees 48'-07" West 98.74 feet, North 09 degrees 30'-51" West 527.60 feet, North 00 degrees 27'-16" East 101.73 feet, North 18 degrees 00'-32" East 102.32 feet, North 34 degrees 00'-13" East 101.22 feet, North 45 degrees 09'-40" East 323.14 feet North 44 degrees 18'-06" East 603.88 feet, North 44 degrees 18'-06" East 44.85 feet, North 46 degrees 22'-13" East 102.75 feet, North 54 degrees 13' East 114.01 feet; thence North 61 degrees 2'-21" East 345.67 feet to a railroad spike in the center of state road # 1002, the place and point of beginning, containing 116.757 acres more or less, according to a survey for A and C Enterprises, Inc., by Steven D. Brown, R. L. S. Dec. 12, 1978.

That in order to promote a well classified and regulated residential district upon said lots and/or tracts hereinabove specified as being duly laid out and to be laid out, in said tract of land and described upon said plat to place upon the hereinabove described property, the restrictions as hereinafter set forth:

1. That all residences constructed shall consist of at least four rooms, plus one full bath and have a minimum of 1,000 square feet of enclosed floor space, exclusive of breeze ways and garages.

2. That no used lumber, second hand, or unsightly material may be used in the construction of residence or to be placed, stored, or used on said lots and/or tracts.

3. That no house trailer or mobile home, less than 12 feet in width or 48 feet in length, nor house trailer or mobile home, unless built by a reputable brand name house trailer manufactory, is to be placed or parked on lots or tracts.

4. There shall be no junk or unlicensed motor vehicles allowed on said property.

5. All sewage disposal in connection with the use of any lot and/or tract shall be made through the use of approved septic tanks and sanitary arrangements must comply with local or state health ordinances, laws and regulations.

6. No poultry or swine shall be kept or maintained on said lots or tracts, and no poultry or seine houses or facilities shall be constructed or maintained on said property.

7. An easement has been granted to Randolph Electric Membership Corporation and to Central Telephone Company, for the purposes of supplying electricity and telephone service to owners and occupants of said lots and or tracts.

8. An easement shall exist of 30 feet adjacent to the right of way of state highway # 1002 for the purposes of supplying public utilities, electricity, telephone service, water, gas or other utilities necessary to any or all owners or occupants of said property.

9. This property is subject to all existing easements and right of ways of record of this date, October 4, 1979.

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

This agreement to be in full force and effect until December 31, 2019, after which time said covenants shall be automatically extended for successive periods of ten years, unless an instrument signed by a majority of then owners of the lots and tracts has been duly recorded agreeing to change said covenants and restrictions in whole or in part.

IN TESTIMONY WHEREOF, the said A and C Enterprises, Inc., has caused this RESTRICTIVE COVENANTS to be executed by its President and attested by its Secretary and its corporate seal to be affixed hereto this 9th day of October 1979.

A and C Enterprises, Inc.

By C. L. Anderson  
President

ATTEST:

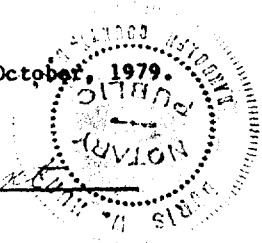
Bert J. Coleman  
Secretary

NORTH CAROLINA  
RANDOLPH COUNTY

On the 9th day of October, 1979, personally appeared before the undersigned Notary Public in and for the aforesaid County and State, Ben F. Coleman, who acknowledged that he is Secretary of A and C Enterprises, Inc., a corporation, and that by authority of its Board of Directors duly given, and as an act of the corporation, the foregoing Declaration as to Limitations, Restrictions, and Uses was signed in its name by its President, sealed with its corporate seal and attested by himself as Secretary.

WITNESS my hand and notarial seal, this the 9th day of October, 1979.

*David W. Hunt*  
NOTARY PUBLIC



My Commission expires 11/16/79

The foregoing certificate of \_\_\_\_\_, a Notary Public Randolph County, North Carolina, is certified to be correct. Let the said instrument, with all certificates, be registered.

WITNESS my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 1979.

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of \_\_\_\_\_

*David W. Hunt*  
\_\_\_\_\_, Notary Public of *Randolph*  
*County NC.*

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book *1113*  
Page *716* This *9th* day of *October*, 19*79* at *3:20* o'clock *P.*M.

Annie Shaw, Register of Deeds  
By *Annie Shaw* Register of Deeds