

KNOW ALL MEN BY THESE PRESENTS that F. OGBURN YATES, JR. AND WIFE, ELEANOR L. YATES, TUCKER YATES AND WIFE, VIRGINIA YATES, JOHN W. YATES AND WIFE, SUSAN YATES, TOLER Y. EDWARDS AND HUSBAND, ANTHONY EDWARDS, ALTON E. CAUSEY AND WIFE, LYNN R. CAUSEY, AND RONALD L. TROTTER AND WIFE, JUDY B. TROTTER are the owners or developers of the Subdivision known as F. O. Yates Subdivision, map of which is duly recorded in the office of the Register of Deeds of Randolph County, North Carolina, in Plat Book _____, at Page _____, and do hereby covenant and agree with all persons, firms and corporations now owning or hereafter 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. The property shall be used for residential purposes only, and any houses so erected shall contain a minimum of 1000 square feet of first floor area, exclusive of garage, breeze-way, porch, or carport areas. Detached garages and storage houses for use appurtenant to the dwelling are permitted. Storage houses may not be closer to the road than the back corner of the dwelling.
2. No dwelling shall be erected upon a lot having less than 20,000 square feet of area, and it shall be built at least 40 feet from the front property line and at least 8 feet from the side property line.
3. Each dwelling erected shall have inside toilet facilities, and no outside toilet shall be maintained on the premises for use with a completed dwelling.
4. No imitation brick siding may be used, and no cement blocks can be left showing from the outside.
5. Mobile homes shall be permanently emplaced with brick foundation.
6. No shell homes of any kind shall be permitted on said premises.
7. No junk automobiles, swine, or commercial chicken houses shall be permitted on said premises.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, this _____ day of _____, 1981.

F. Ogburn Yates, Jr. (SEAL)
F. Ogburn Yates, Jr.

Eleanor L. Yates (SEAL)
Eleanor L. Yates

Tucker Yates (SEAL)
Tucker Yates

Virginia Yates (SEAL)
Virginia Yates

John W. Yates (SEAL)
John W. Yates

Susan Yates (SEAL)
Susan Yates

Toler Y. Edwards (SEAL)
Toler Y. Edwards

Anthony Edwards (SEAL)
Anthony Edwards

5.00
32

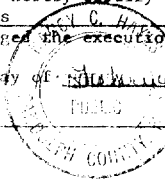
Alton E. Causey (SEAL)
Alton E. Causey

Lynn R. Causey (SEAL)
Lynn R. Causey

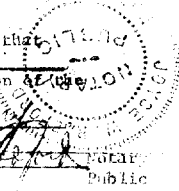
Ronald L. Trotter (SEAL)
Ronald L. Trotter

Judy B. Trotter (SEAL)
Judy B. Trotter

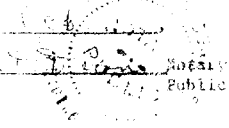
N.C. State RANDOLPH County
I, Nancy C. Hayes (Stant), a Notary Public, do hereby certify that
F. Ogburn Yates, Jr. and wife, Eleanor L. Yates
personally appeared before me this day and acknowledged the execution of the
foregoing instrument.
WITNESS my hand and notarial seal this 16th day of March,
1981.
My Commission expires 12-6-81 Notary Public



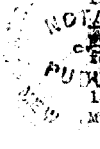
Virginia State PORTSMOUTH County
I, George W. Radford, a Notary Public, do hereby certify that
Tucker Yates and wife, Virginia Yates
personally appeared before me this day and acknowledged the execution of the
foregoing instrument.
WITNESS my hand and notarial seal this 16th day of March,
1981.
My Commission expires 7-1-81 Notary Public



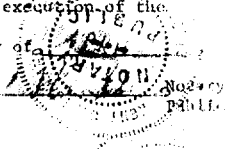
Virginia State PORTSMOUTH County
I, William D. Dumas, a Notary Public, do hereby certify that
John W. Yates and wife, Virginia Yates
personally appeared before me this day and acknowledged the execution of the
foregoing instrument.
WITNESS my hand and notarial seal this 16th day of March,
1981.
My Commission expires 12-1-81 Notary Public



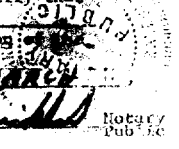
N.C. State Beaufort County
I, Patricia E. Tolson, a Notary Public, do hereby certify that
Toler Y. Edwards and husband, Anthony Edwards
personally appeared before me this day and acknowledged the execution of the
foregoing instrument.
WITNESS my hand and notarial seal this 13th day of Feb,
1981.
My Commission expires 12-1-81 Notary Public



N.C. State RANDOLPH County
I, Alton E. Causey and wife, Lynn R. Causey
personally appeared before me this day and acknowledged the execution of the
foregoing instrument.
WITNESS my hand and notarial seal this 16th day of March,
1981.
My Commission expires 12-6-81 Notary Public



N.C. State RANDOLPH County
I, Ronald L. Trotter and wife, Judy B. Trotter
personally appeared before me this day and acknowledged the execution of the
foregoing instrument.
WITNESS my hand and notarial seal this 13th day of MARCH,
1981.
My Commission expires June 24, 1981 Notary Public



SOUTH CAROLINA - Randolph County
The foregoing certificate(s) of Nancy C. Hayes (Stant), George W. Radford, William D. Dumas, Patricia E. Tolson, Alton E. Causey and wife, Lynn R. Causey, Ronald L. Trotter and wife, Judy B. Trotter,
Registers of Deeds of N.C., Virginia, Beaufort, N.C., Portsmouth, Va.,
William D. Dumas, Portsmouth, Va. & Beaufort, N.C. is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1126,
Page 76 on this 3rd day of April, 1981 at 9:30 o'clock A.M.
Annie Shaw, Register of Deeds
By Annie Shaw, Asst. Register of Deeds