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STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

RESTRICTIVE COVENANTS

RAY E. McCOTTER and wife, BARBARA W. McCOTTER, first being duly sworn, despose and say:

That they are citizens and residents of Craven County, North Carolina, and are the owners of a parcel of land in Union Township, Randolph County, North Carolina, which has been subdivided, a plat of said subdivision being entitled "Subdivision of Ray E. McCotter Property" and being recorded in Plat Book 23, Page 19, in the Randolph County Registry.

That the said owners, in order to promote a well classified and regulated residential subdivision, do hereby place upon the said property the following restrictive covenants:

- (1) This property shall be for residential use only, and no building shall be constructed on any portion thereof except for residential use, private garage, storage rooms or other rooms for domestic purposes, or for out buildings to house permitted domestic animals.
- (2) All residences on Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8 and 9 shall have a minimum ground floor heated area of 700 square feet, and all residences on Lots Nos. 10, 11 and 12 shall have a minimum ground floor heated area of 1,000 square feet.
- (3) Mobile homes shall be permitted on the premises only on Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8 and 9.
- (4) All residences shall be constructed at least forty (40) feet from the front property lines and at least ten (10) feet from the side property lines of the subdivision lots or any division of the said lots.
- (5) There shall be no outside toilets on any portion of the above property, but all residences shall provide sewage disposal through the use of approved septic tanks or connected with an approved underground sanitary sewage system.
- (6) There shall be no swine pens or enclosures maintained and no swine kept on the premises.
- (7) No junk cars shall be kept on any portion of the property and no junk yard of any kind shall be maintained on the premises.
- (8) No commercial, industrial, or any business buildings of any kind shall be constructed on the property.
- (9) No offensive activity that may become a nuisance or annoyance to the neighborhood shall be conducted, allowed or maintained on the premises.

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The above covenants and conditions are placed on the said property as a part of a general scheme or plan of development for the benefit of all owners and future owners of any portion of the property described. Said covenants shall be binding upon the present owners, their successors, heirs and assigns, and shall be covenants running with the land and binding on all future owners.

These restrictive covenants shall be in full force and effect perpetually.

IN TESTIMONY WHEREOF, Ray E. McCotter and wife, Barbara W. McCotter, have hereunto set their hands and seals, this the 6th day of Dec, 1982.

Ray E. McCotter (SEAL)
Ray E. McCotter

Barbara W. McCotter (SEAL)
Barbara W. McCotter

STATE OF NORTH CAROLINA
COUNTY OF CRAVEN

I, Marquette L. Vinson, a Notary Public for said county and state aforesaid, do hereby certify that Ray E. McCotter and wife, Barbara W. McCotter personally appeared before me this day and acknowledged the due execution of the foregoing Restrictive Covenants, for the purposes therein expressed.

WITNESS my hand and notarial seal, this the 6th day of December, 1982.

Marquette L. Vinson
Notary Public

My commission expires: 3-30-83



NORTH CAROLINA - Randolph County

The foregoing certificate(s) of

Marquette L. Vinson

Notary Public of

Craven Co., N.C.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1139
Page 458, This 8 day of December, 1982 at 4:51 o'clock P.M.

Annie Shaw, Register of Deeds

Dellie Ingold, Reg. Register of Deeds