

972
NORTH CAROLINA
RANDOLPH COUNTY

RESTRICTIVE COVENANTS
OF
MEL-BIL HEIGHTS

KNOW ALL MEN BY THESE PRESENTS that ARCHDALE CONSTRUCTION COMPANY, a Corporation of Guilford County, North Carolina, does hereby desire to impose these restrictive covenants.

WITNESSETH: WHEREAS, the parties to this instrument are the sole owners of those certain lands situated in New Market Township, Randolph County, North Carolina; AND, WHEREAS, said lands are known as follows:

BEING ALL of Lot Nos. 1 thru 16 of Section Two of MEL-BIL HEIGHTS SUBDIVISION as being shown on a plat prepared by Paul A. Lawson, Registered Land Surveyor, D/B/A Triangle Surveying and Mapping Company, dated December, 1983, and being recorded in the Office of the Register of Deeds for Randolph County, North Carolina in Plat Book 24 at Page 41.

BEING ALL of Lot Nos. 1 thru 13 of Section Three of MEL-BIL HEIGHTS SUBDIVISION as being shown on a plat prepared by Paul A. Lawson, Registered Land Surveyor, D/B/A Triangle Surveying and Mapping Company, dated December, 1983, and being recorded in the Office of the Register of Deeds for Randolph County, North Carolina in Plat Book 24 at Page 42.

AND, WHEREAS, the owners of said lands desire to impose the restrictive covenants herein contained upon the lands to be sold in said area for the benefit of all persons involved as owners or having other lawful interest of ownership or possession in said lands.

NOW, THEREFORE, in consideration of the benefits which have been derived and are to be hereinafter derived by each and every party to this agreement, their heirs or assigns, it is hereby covenanted and agreed that the lands herein described are subject to restrictive covenants as follows:

1. This is a Residential Subdivision only. There shall be no other type buildings erected other than a garage or storage building and this for home use only or a stable for horses and ponies only.
2. There shall be no house constructed in this subdivision having less than 900 square feet of floor space on the first floor, which does not include carports, garages, or porches.
3. There shall be no imitation siding of any nature on any type building or foundation in this subdivision.
4. No house shall be built of cement blocks, cinder blocks, or any other type of block.
5. No home shall be placed closer than 25 feet to front property line or 10 feet to side property lines.
6. There shall not be but one home on each lot in this subdivision and that lot must contain at least 15,000 square feet.
7. There shall be no outside toilets in this subdivision.
8. There shall be no chicken houses, hog pens, or cattle barns of any description on this property. This shall not include stables for horses and ponies only.
9. Each property owner shall dispose of their garbage each week and not store on this property any type garbage.
10. There shall be no junk cars or any car or truck that is not licensed and in current use or any type salvage stored or parked in this subdivision.
11. There shall be no large trucks parked in the roads of this subdivision.

12. There shall be no major mechanic work done on cars in this subdivision.
13. The riding of mini bikes will not be permitted in this subdivision.
14. No shell type house to be erected on this property.
15. No house or building shall remain partially constructed for more than 8 months on this property.
16. Water and sewer for this subdivision shall be from a Public Utility.
17. No deep holes may be dug in or near underground cables.

If any person shall violate or attempt to violate any of the covenants or restrictions contained herein, it shall be lawful for any other person or persons owning any of the lots in MEL-BIL HEIGHTS Subdivision to prosecute any proceedings or in equity against the person or persons violating or attempting to violate any such covenants or agreement, and either to prevent them from doing so or to recover damages for such violation. It is understood that this right extends not only to present owners of said lands, but also to future owners of individual lots conveyed by said present owners. Said restrictive covenants to be in effect until February 9th, 1999.

Invalidation of one of these covenants by judgment or court order shall in no way affect any of the other covenants set forth herein, and such other provisions shall nevertheless remain in full force and effect subject to the terms hereof.

IN TESTIMONY WHEREOF, all property owners having agreed to these restrictive covenants for MEL-BIL HEIGHTS Subdivision hereunto set their hands and seals, this the 9th day of February, 1984.

ARCHDALE CONSTRUCTION COMPANY
 BY [Signature] (SEAL)



Guilford County
 North Carolina

I, Helen K. Grubb, a Notary Public of said County and State, do hereby certify that FREDA TURNER personally came before me this day and acknowledged that she is Secretary of ARCHDALE CONSTRUCTION COMPANY and that, by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by herself as its Secretary. Witness my hand and official seal, this the 9th day of February, 1984.

My Commission Expires:
 October 28, 1984

[Signature]
 Notary Public



NORTH CAROLINA Randolph County
 The foregoing certificate(s) of

Helen K. Grubb
 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 1149
 Page 973, This 20 day of February, 1984 at 10:50 o'clock A.M.

Annie Shaw, Register of Deeds
 By [Signature] Register of Deeds