

MAIL TO : ROUTH & HENNIS INC., P.O. BOX 521, PLEASANT GARDEN, N.C. 27313

NORTH CAROLINA
GUILFORD COUNTY

BLANKET RESTRICTIVE COVENANTS GOVERNING THE USE OF PROPERTY LOCATED IN THE SUBDIVISION KNOWN AS CANTERBURY TRAILS, SECTION NO. 7, SITUATED IN PROVIDENCE TOWNSHIP, RANDOLPH COUNTY, NORTH CAROLINA, AND SHOWN ON MAP OF THE SAME RECORDED IN PLAT BOOK 24, AT PAGE 60 IN THE OFFICE OF THE REGISTER OF DEEDS FOR RANDOLPH COUNTY, NORTH CAROLINA.

KNOW ALL MEN BY THESE PRESENTS: THAT ROUTH & HENNIS INC., OWNER AND DEVELOPER OF THE SUBDIVISION KNOWN AS CANTERBURY TRAILS, SECTION NO. 7, MAP OF WHICH IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RANDOLPH COUNTY, NORTH CAROLINA, IN PLAT BOOK 24, AT PAGE 60, DOES HEREBY COVENANT AND AGREE WITH ALL OTHER PERSONS, FIRMS OR CORPORATIONS NOW OWNING OR HEREAFTER ACQUIRING ANY PROPERTY IN SAID SUBDIVISION, THAT ALL LOTS THEREIN NOW OWNED BY THEM ARE HEREBY SUBJECTED TO THE FOLLOWING RESTRICTIONS AS TO USE THEREOF, RUNNING WITH SAID PROPERTIES BY WHOMSOEVER OWNED, TO WIT:

1. THIS PROPERTY SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
2. NO RESIDENCE EXCLUDING MOBILE HOMES, SHALL HAVE LESS THAN 850 SQUARE FEET OF FLOOR SPACE ON THE FIRST FLOOR, EXCLUSIVE OF CARPORTS, PORCHES OR GARAGES.
3. NO RESIDENCE OR MOBILE HOME SHALL BE PLACED UPON LESS THAN A MINIMUM OF 40,000 SQUARE FEET OF LAND.
4. THERE SHALL BE NO JUNK AUTOMOBILES ALLOWED ON PROPERTY.
5. NO AXLES AND WHEELS ON MOBILE HOMES SHALL BE LEFT SHOWING FROM THE STREET SIDE, AND ALL HOUSES MUST HAVE UNDERPINNING.
6. NO ANIMALS, OTHER THAN HOUSEHOLD PETS, SHALL BE PERMITTED ON THE PROPERTY.
7. NO FENCE MAY BE PLACED WITHIN 100 FEET OF THE FRONT PROPERTY LINE WITHOUT THE DESIGN AND LOCATION BEING APPROVED BY THE DEVELOPER.
8. THERE SHALL BE NO DISPOSAL OF GARBAGE ON THE PROPERTY.

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL THE PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2005, AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY EXPIRE UNLESS BY VOTE OF A MAJORITY OF THEN PROPERTY OWNERS OF THE LOTS IT IS AGREEDBY SAID MAJORITY TO EXTEND SAID COVENANTS FOR TEN-YEAR PERIODS AFTER JANUARY 1, 2005.

ATTEST:



(Corporate Seal)

Routh & Hennis Inc. _____

Joe A. Wilson
Secretary

By: J. Edward Routh
President

SEAL-STAMP

NORTH CAROLINA, GUILFORD _____ County.

I, a Notary Public of the County and State aforesaid, certify that Joe A. Wilson personally came before me this day and acknowledged that he is Secretary of Routh & Hennis Inc. a North Carolina corporation, 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 _____ as its Secretary.

Witness my hand and official stamp or seal, this 2nd day of May, 1984

My commission expires May 21, 1987 Paul R. Lewis Notary Public

The foregoing Certificate(s) of _____
NORTH CAROLINA Randolph County

The foregoing certificate(s) of Gilda W. Davis Notary Public of _____

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1151, Page 971, This 2 day of May, 1984 at 1:30 o'clock P. M.

Annie Shaw, Register of Deeds
By Suzanne Davis Register of Deeds

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