

751

NORTH CAROLINA
RANDOLPH COUNTY

RESTRICTIVE COVENANTS
Homewood Acres - Section Two
PLAT BOOK 24, PAGE 90

KNOW ALL MEN BY THESE PRESENTS THAT CARL S. WOOD and MOZELLE VIRGINIA WOOD are the owners of the above captioned subdivision by virtue of a Deed recorded in Book 757, Page 566, of the Randolph County Registry and are the developers of said subdivision; that the developers desire to provide a uniform scheme of development for said real property for the preservation of the neighborhood and orderly development of the subdivision for the mutual benefit of all land owners therein, both now and in the future; and pursuant to the scheme of development, the developers do hereby set forth the following restrictive covenants applicable to said lands upon the terms and conditions herein set forth. These restrictive covenants shall run with the land and are as follows:

1. This property shall be used for residential and street purposes only, and only single family dwellings shall be permitted upon any lot in the subdivision.
2. No residence shall be built in this subdivision that shall contain less than 1,200 square feet of heated floor space, exclusive of carports, porches and garages, except that in any residence of more than one story, the ground level of such residence shall contain a minimum of 600 square feet exclusive of carports, porches and garages.
3. No structure shall be built leaving cement or concrete blocks, asbestos shingles, imitation brick siding nor roll-type siding visible from any road serving or abutting the lot upon which such structure is erected.
4. No mobile homes or trailer homes shall be permitted on any lot in the subdivision, but recreational vehicles owned by the occupant of a complying residence upon any lot may be parked upon his or her premises. No such recreational vehicle shall be used as living quarters upon the premises.
5. No home of a temporary character, such as a basement only or tent, and no unfinished shell home shall be permitted upon any lot.
6. No junk automobiles, trucks, or other motor vehicles shall be stored or permitted to remain on any lot. No lot shall be used for the storage, commercial repair or sale of new or used automobiles, motorcycles, trucks or other motor vehicles.

7. No obnoxious, noxious or offensive activities that are or might become an annoyance to the neighborhood shall be permitted upon any lot.

8. With the exception of fences, no building or structure shall be located within fifty (50) feet of any road right of way nor within twenty-five (25) feet of any side or rear lot line.

9. No lot shall be used for storage purposes, except that building materials to be used in the construction of a residence or other permitted structure upon a particular lot may be kept thereon for a period not to exceed six (6) months.

THESE RESTRICTIVE COVENANTS shall exist and continue and run with the land for a term of ten (10) years from the date hereof at which time the restrictions shall expire, unless renewed by written agreement and consent of the owner or owners of eighty percent (80%) or more of the total lots in the subdivision. Subsequent renewals shall be for a term of ten (10) years each. To be effective such written consent and agreement shall be recorded in the Office of the Register of Deeds of Randolph County on or before the expiration of the next preceding term of these restrictive covenants.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this the 10 day of September, 1984.

Carl S Wood (SEAL)
CARL S. WOOD

Mozelle Virginia Wood (SEAL)
MOZELLE VIRGINIA WOOD

STATE OF NORTH CAROLINA

COUNTY OF RANDOLPH

I, a Notary Public in and for said County and State, do hereby certify that CARL S. WOOD and MOZELLE VIRGINIA WOOD personally appeared before me this day and acknowledged execution of the foregoing Restrictive Covenants for the purposes therein expressed.

WITNESS my hand and Notarial Seal, this the 10 day of September, 1984.

Betty Warren
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 31, 1985

NORTH CAROLINA - Randolph County

The foregoing instrument of Betty Warren, Notary Public of Randolph County, N.C.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1155 Page 751 this 10 day of September, 1984 at 3:46 o'clock A.M.

Shaw, Register of Deeds

By Debbie Green, Deputy Register of Deeds