

*pick up: Charles C.*

89

001532

STATE OF NORTH CAROLINA  
COUNTY OF RANDOLPH

RESTRICTIVE COVENANTS

S. NEAL CRAVEN and wife, ARETTA E. CRAVEN, HIRAN JAMES MARZIANO and wife, CHERRY R. MARZIANO, PHILLIP R. CRAVEN and wife, KAREN C. CRAVEN; DONALD C. BRISTOW and wife, MARTHA K. BRISTOW, first being duly sworn, depose and say:

(1) That they are citizens and residents of Randolph County, North Carolina, and are the owners of a tract or parcel of land located in Back Creek Township, Randolph County, North Carolina, which has been subdivided, a plat of said subdivision being entitled "Plat of Caraway Estates - Section No. 1" and being recorded in Plat Book 25, Page 58, in the Randolph County Registry.

(2) That the said owners, in order to promote a well classified and regulated residential subdivision, do hereby place upon said property, being Lots Nos. 1 through 9, Caraway Estates - Section No. 1, the following restrictive covenants:

- (a) This property shall be for residential use only. All residences thereon shall consist of at least four (4) rooms, plus one (1) bath and shall have a minimum of one thousand (1,000) square feet of enclosed floor space, exclusive of breezeways and garages.
- (b) All residences shall be constructed at least thirty (30) feet from the front property lines, at least ten (10) feet from the side property lines of the subdivision lots or any division of the said lots and at least twenty (20) feet from the back property lines.
- (c) No used lumber, second hand material or unsightly material shall be used in any construction on the property nor placed, stored or used on said property.
- (d) All residences shall be single family dwellings. No apartment houses shall be erected or licensed to exist on the property.
- (e) No house trailer or manufactured home, less than twelve (12) feet in width or less than forty-eight (48) feet in length, nor any house trailer or home manufactured by other than a reputable manufacturer shall be placed upon or allowed to remain on the property.
- (f) All house trailers and manufactured homes must be on masonry foundations or have vinyl underpinning.
- (g) No junk motor vehicles or unlicensed motor vehicles shall be kept on any portion of the property or allowed to remain on any portion of the property.
- (h) All sewage disposal in connection with the use of the property shall be through the use of approved septic tanks, and sanitary arrangements must comply with local or state health ordinances, laws and regulations.
- (i) No poultry, swine or livestock shall be kept on or allowed to remain on the property, and no poultry, swine or livestock houses or facilities shall be constructed on or allowed to remain on the property.
- (j) No offensive activity that may become a nuisance or annoyance to the neighborhood shall be conducted, allowed or maintained on the property.

26154

001593

(k) All garbage shall be kept in enclosed containers and shall be removed from the premises at least weekly to a county landfill or other approved place of disposal.

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 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, the parties hereto have hereunto set their hands and seals, as of the 14th day of June, 1985.

S. Neal Craven (SEAL)  
S. Neal Craven

Aretta S. Craven (SEAL)  
Aretta S. Craven

Hiram James Marziano (SEAL)  
Hiram James Marziano

Cherry R. Marziano (SEAL)  
Cherry R. Marziano

Phillip R. Craven (SEAL)  
Phillip R. Craven

Karen C. Craven (SEAL)  
Karen C. Craven

Donald C. Bristow (SEAL)  
Donald C. Bristow

Martha K. Bristow (SEAL)  
Martha K. Bristow

S. Neal Craven (SEAL)  
S. Neal Craven

Aretta S. Craven (SEAL)  
Aretta S. Craven

Hiram James Marziano (SEAL)  
Hiram James Marziano

Cherry R. Marziano (SEAL)  
Cherry R. Marziano

Phillip R. Craven (SEAL)  
Phillip R. Craven

Karen C. Craven (SEAL)  
Karen C. Craven

Donald C. Bristow (SEAL)  
Donald C. Bristow

Martha K. Bristow (SEAL)  
Martha K. Bristow

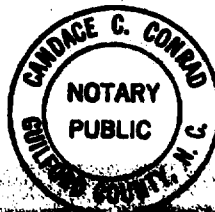
STATE OF NORTH CAROLINA  
COUNTY OF ~~RANDOLPH~~ GUILFORD

I, Candace C. Conrad, a Notary Public in and for said county and state aforesaid, do hereby certify that S. Neal Craven and wife, Aretta S. Craven, Hiram James Marziano and wife, Cherry R. Marziano, Phillip R. Craven and wife, Karen C. Craven, Donald C. Bristow and wife, Martha K. Bristow, 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 14th day of June, 1985.

Candace C. Conrad  
Notary Public

My commission expires:  
October 18, 1988



001594

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of Candace C. Conrad Notary Public of

Guilford County

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1164 Page 1592, This 14 day of June, 1985 at 10:01 o'clock A. M.

Annie Shaw, Register of Deeds

By [Signature] Register of Deeds