

4303 Kinview Dr.
Archdale, N.C. 27263

002053

NORTH CAROLINA

RANDOLPH COUNTY

8.00^{pl}

RESTRICTIVE COVENANTS
DOVE MEADOWS, SUBDIVISION
Plat Book Page

KNOW ALL MEN BY THESE PRESENTS THAT BILLY R. WALKER and wife, PAULINE H. WALKER are the owners of the above captioned subdivision by virtue of a deed recorded in Book Page of the Randolph County Registry and is the developer 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 developer does hereby set forth the following restrictive covenants applicable to said lands upon the terms and conditions herein set forth. These restrictive covenants to run with the land 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 1200 square feet of heated floor space, exclusive of carports, porches and garages. However, as to any residence of more than one story, the ground floor of such residence shall contain a minimum of 600 square feet of heated floor space.

(3) No structure shall be built leaving cement or concrete blocks left visible from the adjacent roadside without express permission of the developers so long as any of the developer is living or these restrictive covenants remain in effect whichever time is shorter unless waived in writing by a developer or all adjacent property owners to the owner's planning to so use the blocks.

(4) No imitation brick siding, nor asbestos shingles shall be used in construction so as to be visible from the roadway serving or abutting the particular lot or lots without express permission of the developer or the adjoining lot owners on each side of the lot being built upon.

(5) 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 so long as the same shall such recreational vehicle shall be used as living quarters upon the premises.

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(6) No home of a temporary character such as a basement only or tent shall be permitted upon any lot.

(7) No junk automobiles shall be permitted to be stored or to remain on any lot.

(8) No animals or livestock shall be kept on any lot except that domestic or household pets may be kept provided they are not raised or kept for commercial use or breeding.

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

(10) No lot shall be used for storage purposes, except that building materials to be used in the construction of a residence or other building 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 fifteen (15) years from the date hereof at which time the restrictions shall expire, unless and until renewed by written agreement and consent of the owner or owners of seventy five percent (75%) or more of the total lots in the subdivision which subsequent renewals shall be for a term of ten (10) years each, provided such written consent and agreement shall be notarized and recorded in the office of the Register of Deeds on or before the expiration of the next previous term of these restrictive covenants.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals this 12th day of June, 1985.

Billy R. Walker (SEAL)
BILLY R. WALKER

Pauline H. Walker (S)
PAULINE H. WALKER

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NORTH CAROLINA

COUNTY () RANDOLPH

I, SHARON TROGDON, a Notary Public of said County and State do hereby certify that BILLY R. WALKER & wife, PAULINE H. WALKER personally appeared before me this day and acknowledged the due execution of the foregoing document.

Witness my hand and seal this 12th day of June 1985.

SHARON TROGDON
NOTARY PUBLIC
RANDOLPH COUNTY, N. C.
Commission expires Feb. 7, 1990

Sharon Trogdon
Notary Public

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of Sharon Trogdon, Notary Public of Randolph

County NC

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1164
Page 2053 This 19 day of June, 1985 at 3:55 o'clock P. M.

Annie Shaw, Register of Deeds

By Annie Shaw of Deeds