

001560

Billy M. Whitaker
Ad 1-Box 204-A
Clinch, NC 27233

65094

NORTH CAROLINA
RANDOLPH COUNTY

KNOW ALL MEN BY THESE PRESENTS that BILLY M. WHITAKER and wife, LUCILLE K. WHITAKER, are the owners and developers of that tract of land in Randolph County, North Carolina, described in Deed Book 1166 , Page 489 , Randolph County Registry, known as "OAK HOLLOW SUBDIVISION", as shown on two plats, one of which plats is recorded in Plat Book 26 , Page 5 , Randolph County Registry, and the other plat to be subsequently recorded, and do covenant and agree with all persons, firms and corporations now owning or hereafter acquiring any property in said subdivision that all lots in said subdivision, are hereby subject to the following restrictions as to the use thereof:

The restrictions imposed hereby are as follows:

1. The property shall be used for residential purposes only, and any residence so erected shall contain a minimum of 1,000 square feet of heated living area. In addition, double-wide mobile homes with 1,000 square feet shall be permitted on Parcels 1-11 inclusive, and other mobile homes, not older than ten years, with a minimum of 600 square feet shall be permitted on Parcels 12-28 inclusive; provided, however, that all mobile homes must be underpinned with brick.
2. On Parcels 1-11 inclusive, detached garage for use appurtenant to the dwelling are permitted; provided that the garages are constructed of brick, framing or other material comparable to that used in the dwelling. No imitation brick or other imitation siding may be used on the dwelling or garage, and no cement blocks to be left showing from the outside.
3. On Parcels 12-28 inclusive, detached garages and shops for use appurtenant to the dwelling are permitted; provided that said buildings are constructed of brick, framing or other materials comparable to that used in the dwelling and including metal or concrete block buildings when painted, but providing specifically that no concrete blocks or metal garages or shops may be permitted when not painted.
4. Residences or double-wide mobile homes and detached garage appurtenant to dwelling on Lots 1-11 inclusive shall be erected at least 75 feet from the street or road and at least 10 feet from the side or back property lines.
5. Residences and detached garage appurtenant to dwelling on Parcels 12-28 inclusive shall be erected at least 75 feet from the street or road and 10 feet from other property lines, and mobile homes not less than 100 feet from the road.
6. Not more than one residence or double-wide mobile home as specified may be built on Parcels 1-11 inclusive, and not more than two residences or mobile homes on Parcels 12-28 inclusive, and the second only when approved by the Randolph County Health Department.
7. Each dwelling or mobile home shall have inside toilet facilities and no outside toilets shall be maintained on the premises.
8. No hogs or swine shall be permitted on any of the parcels. No horse, cow, goat, chickens or other similar animals or fowls, or offensive or dangerous pets shall be maintained or permitted on Parcels 1-11 inclusive. No commercial horses, cows, goats, chickens or other similar animals or fowls or offensive or dangerous pets shall be maintained or permitted on Parcels 12-28 inclusive. Any horses, cows, chickens or other similar animals or fowls not excluded may be maintained or permitted on Parcels 12-28 inclusive, only when maintained a minimum of 400 feet from the road.
9. No junked automobiles or other junk or any unsightly debris of any nature shall be permitted on any of the premises.

20-710

001561

10. Parcels 12-28 inclusive are subject to the 60 foot right of way shown on Plat, thirty feet on each side.

11. The purchaser shall take notice that while the road fronting Parcels 12-28 inclusive will be of sufficient width, it will not be paved or have depth of gravel to State specifications. The developers shall not be responsible for maintenance of said road, except as to their proportionate share for parcels still owned by them. The purchasers assume the responsibility for road maintenance and each agrees to pay his or her proportionate share. The decision of a majority of owners shall be binding as to degree of maintenance.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, this 21st day of ~~September~~ ^{November}, 1985.

Billy M. White (SEAL)
Lucille K. Whitaker (SEAL)

NORTH CAROLINA
RANDOLPH COUNTY



Ann T. Justice, a Notary Public, do hereby certify that Billy M. Whitaker and wife, LUCILLE K. WHITAKER, personally appeared before me on this day and acknowledged the due execution of the foregoing Restrictive Instrument. Witness my hand and notarial seal, this 21st day of ~~September~~ ^{November}, 1985.

Ann T. Justice (SEAL)
NOTARY PUBLIC

My Com. expires: Oct. 24-1990

NORTH CAROLINA -- Randolph County

The foregoing certificate of Ann T. Justice, a Notary Public of Randolph County, NC, is certified to be correct. This instrument was presented for registration and recorded in this office at Book 1171, Page 1560. This 21 day of November, 1985, at 11:55 o'clock, A M.

Annie C. Shaw, Register of Deeds

By Elizabeth Sherry
Deputy/Assistant