

NORTH CAROLINA
RANDOLPH COUNTY

RESTRICTIVE COVENANTS

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THESE RESTRICTIONS, made this 13th day of February, 1986,
by and among Chester Franklin Branson and wife, Estelle P.
Branson; Craig Franklin Branson (divorced); and Larry Wayne
McKenzie and wife, Christy B. McKenzie; all of Randolph County,
North Carolina;

W I T N E S S E T H:

THAT WHEREAS, Chester Franklin Branson, Craig Franklin
Branson and Larry Wayne McKenzie are the owners and developers
of a certain tract of land in Asheboro Township, Randolph County,
North Carolina, described as Tract No. 2 in a deed recorded in
Book 1151, Page 244, Randolph County Registry, a portion of
which has been platted into a subdivision known as Mountain View
Acres Subdivision, a plat of which has been recorded in Plat
Book 26 at Page 47, Randolph County Registry. The restrictions
set forth in this instrument shall apply to the following described
property only and specifically do not apply to the remainder of
the property described as Tract No. 2 in the deed recorded in
Book 1151, Page 244, Randolph County Registry:

Lots Nos. 1 through 9, inclusive, of Mountain View Acres
Subdivision, as shown by plat recorded in Plat Book 26 at
Page 47, Randolph County Registry, and a 20-foot strip
located between Lot No. 7 and Lot No. 8, as shown on the
recorded plat as a portion of Lot No. 12 and Lot No. 13,
and described as follows:

BEGINNING at a point in the eastern right-of-way line of
Bunting Road, the northwest corner of Lot No. 7 of Mountain
View Acres Subdivision; thence along the northern line of
Lot No. 7 North 67 degrees 24 minutes 42 seconds East 363.03
feet to a point and South 86 degrees 21 minutes 47 seconds
East 45.24 feet to a point, the northeast corner of Lot No.
7; thence North 24 degrees 15 minutes 17 seconds West 44.07
feet to the easternmost corner of Lot No. 8; thence along
the southern line of Lot No. 8 South 67 degrees 19 minutes
00 seconds West 376.69 feet to a point in the eastern right-
of-way line of Bunting Road; thence along the eastern right-
of-way line of Bunting Road South 14 degrees 00 minutes 40
seconds East 20.0 feet to the beginning.

The above-described property shall be subject to the following
declaration as to limitations, restrictions and uses, and said
restrictions shall constitute covenants to run with the lots

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described above and shall be binding on all parties, corporations, and all persons or firms claiming under them and for the benefit and limitations upon all future owners of lots in said subdivision, this declaration of restriction being designated for the purpose of keeping said lots in said subdivision desirable, uniform and suitable in architectural design, and to insure the use of said lots for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the community, and thereby to secure to each residential lot owner the full benefit and enjoyment of his home with no greater restriction upon the free and undisturbed use of his site than is necessary to insure the same advantages to the other lot owners. Anything tending to detract from the attractiveness and value of the property for residential purposes will not be permitted.

The restrictions hereby imposed are as follows:

1. The property shall be used for residential purposes only, and any residence so erected shall contain a minimum of 120 square feet of heated living area.
2. All houses shall be built at least 30 feet from the front property line and at least 10 feet from the side property line.
3. No cattle, swine, fowl, goat or other livestock (except horses or ponies) shall be kept and maintained on said premises.
4. No single or double-wide mobile homes (whether on permanent foundation or not), house trailers, or shell homes shall be permitted on any portion of the subdivision.
5. No metal fence can be located closer to the road than the front building line of the residence.
6. Foundation walls shall not have any exposed concrete blocks.
7. No apartment houses or duplex apartments shall be erected or licensed to exist on said property; all residences shall be single family residences.
8. No signboard of any description shall be displayed on any residential lot with the exception of a sign "For Sale" or "For Rent", which signs shall not exceed two feet by three feet except development signs.
9. No nuisance, or offensive, noisy, or illegal trade, calling, or transacting shall be done, suffered, or permitted upon the lands in said subdivision, nor shall

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any lot or part of said subdivision be used or occupied injuriously to affect the use, occupation, or value of the adjoining or adjacent premises for residence purposes, or the neighborhood wherein said premises are situated.

10. All detached buildings must be approved by the owners-developers.

11. There shall be no junk vehicles kept on the premises.

12. The owners-developers herein retain the right to modify, change or delete any or all of the above restrictions.

Said covenant shall be binding upon the present owners-developers, 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 for the period of time ending January 1, 2006.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals, this 13th day and year first above written.

Chester Franklin Branson (SEAL)
Chester Franklin Branson

Estelle P. Branson (SEAL)
Estelle P. Branson

Craig Franklin Branson (SEAL)
Craig Franklin Branson

Larry Wayne McKenzie (SEAL)
Larry Wayne McKenzie

Christy B. McKenzie (SEAL)
Christy B. McKenzie

NORTH CAROLINA
RANDOLPH COUNTY

I, *Marta J Lewis*, a Notary Public of said County and State, do hereby certify that Chester Franklin Branson and wife, Estelle P. Branson; Craig Franklin Branson and Larry Wayne McKenzie and wife, Christy B. McKenzie, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 13th day of February, 1986.

Marta J Lewis
Notary Public



My commission expires: 7-27-88

NORTH CAROLINA - Randolph County
The foregoing certificate(s) of

Marta J Lewis
Notary Public of

Randolph County

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1175 Page 379 This 14 day of February 1986 at 9:29 o'clock A.M.

Arnie Shaw, Register of Deeds
Eugene D. Shaw Register of Deeds