

John Stout  
560 W. ...  
Raleigh NC

NORTH CAROLINA  
RANDOLPH COUNTY  
GRANT TOWNSHIP

RESTRICTIVE COVENANTS

000966

We, James E. Stout and wife, Judith W. Stout, of Randolph County, North Carolina, are the owners of a certain tract of land, which contains lots: one through twenty-six. Lots platted and recorded in the Office of Register of Deeds of Randolph County, North Carolina, in Plat Book 26, at Page 39, and designated as Map of Eastview.

That in order to promote a well classified and regulated residential district upon said lots hereinabove specified as being duly laid out in said tract of land and described upon said plat to place upon the hereinabove described property, the restrictions as hereinafter set forth:

1. That all residences constructed shall consist of at least four rooms, plus one full bath and have a minimum of 1,000 square feet of enclosed floor space, exclusive of breezeways and garages.
2. That no used lumber, second hand, or unsightly material may be used in the construction of residence or to be placed, stored, or used on said lots and/or tracts.
3. That no apartment houses shall be erected or licensed to exist on said lots. All residences shall be single family dwellings.
4. That no house trailer or mobile home, less than 12 feet in width or 48 feet in length, nor house trailer or mobile home, unless built by a reputable brand name house trailer manufactory, is to be placed or parked on lots or tracts.
5. All residences, house, and/or mobile homes must be on masonry foundation.
6. There shall be no junk or unlicensed motor vehicles allowed on said property.
7. All sewage disposal in connection with the use of any lot and/or tract shall be made through the use of approved septic tanks and sanitary arrangements must comply with local or state health ordinances, laws and regulations.
8. No poultry or swine shall be kept or maintained on said lots or tracts, and no poultry or swine houses or facilities shall be constructed or maintained on said property. No livestock or other animals except family pets shall be kept or maintained on said lots.
9. An easement has been granted to Carolina Power & Light Company and to Randolph Telephone Membership Corporation, for the purposes of supplying electricity and telephone service to owners and occupants of said lots or tracts.
10. An easement shall exist of 30 feet adjacent to the right of way of Jennifer Drive for the purposed of supplying public utilities, electricity, telephone service, water, gas or other utilities necessary to any or all owners or occupants of said property.
11. This property is subject to all existing easements and right of way of record of this date, May 1, 1954.

The above covenants and conditions are placed on lots or tracts hereinabove specified and set forth as a part of a general plan of development for the benefit of all owners of the property hereinabove specified, and said covenants and restrictions are and shall be binding upon the present owners of said lots or tracts, their successors, heirs and assigns, and shall be covenants running with the land, binding on all future owners of said lots or tracts.

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This agreement to be in full force and effect until May 1, 2024, after which time said covenants shall be automatically extended for successive periods of ten years, unless an instrument signed by a majority of then owners of the lots and tracts has been duly recorded agreeing to change said covenants and restrictions in whole or in part.

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any of the other covenants or restrictions, all of which shall remain in full force and effect.

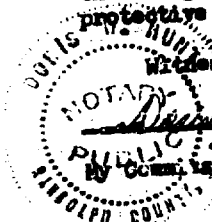
These protective covenants and restrictions shall be recorded in the Office of the Register of Deeds for Randolph County and shall apply to all lots hereinabove described. Lots of Plat Book 26, at Page 39, including lots, one through 26. This shall be binding on the parties hereto and assigns and all persons claiming under, by or through them, and shall be referred to by book and page where recorded in each and every conveyance and restrictions for said residential lots when sold or transferred.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this the 20 day of Feb, 1986.

James R. Stout (SEAL)  
J. Stout (SEAL)

NORTH CAROLINA  
RANDOLPH COUNTY

This is to certify that on this the 20th day of February, 1986, personally appeared before me Doris W. Hunt, a Notary Public of said County and State, James R. Stout and wife, Judith W. Stout, grantors in the foregoing instrument and acknowledged the due execution of the foregoing protective covenants and restrictions as their free act and deed.



Witness my hand and notarial seal, this 20th day of Feb., 1986.

Doris W. Hunt (SEAL)  
My Commission expires 11/16/89

NORTH CAROLINA Randolph County  
The foregoing of \_\_\_\_\_

Doris W. Hunt  
Notary Public of \_\_\_\_\_

Randolph County

is (are) certified to be correct and the instrument was presented for registration and recorded in this office at Book 1175  
Page 966 This 20 day of February, 1986 at 3:52 o'clock P M

Annie Shaw, Register of Deeds  
By Elizabeth J. Shaw Register of Deeds