

NORTH CAROLINA
RANDOLPH COUNTY

65

001482

KNOW ALL MEN BY THESE PRESENTS, that Herman K. McDowell, Jr. and wife, Barbara B. McDowell and Donald W. Lanier (Single), are the owners and developers of that tract of land as shown on plat of James L. Wright, Surveyor, dated March 11, 1986, entitled "LITTLE RIVER ESTATES, Section II," recorded in Plat Book 26, Page 57, Randolph County Registry, and do hereby 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) This property shall be for residential use only, and no building shall be constructed on any portion thereof except for residential use, private garage, storage rooms or other rooms for domestic purposes, or for out buildings to house permitted domestic animals.
- (2) All residences shall be constructed at least thirty (30) feet from the front property lines and at least ten (10) feet from the side property lines of the subdivision lots or any division of the said lots.
- (3) There shall be no outside toilets on any portion of the above property, but all residences shall provide sewage disposal through the use of approved septic tanks or connected with an approved underground sanitary sewage system.
- (4) No swine or poultry or swine pens or enclosures or poultry houses shall be permitted on these lots.
- (5) No junk cars shall be kept on any portion of the property and no junk yard of any kind shall be maintained on the premises.
- (6) No commercial, industrial, or any business buildings of any kind shall be constructed on the property.
- (7) No offensive activity that may become a nuisance or annoyance to the neighborhood shall be conducted, allowed or maintained on the premises.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, this 18th day of March, 1986.

Herman K. McDowell, Jr. (SEAL)
Herman K. McDowell, Jr.

Barbara B. McDowell (SEAL)
Barbara B. McDowell

Donald W. Lanier (SEAL)
Donald W. Lanier

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I, Ann T. Jester, a Notary Public do hereby certify

that HERMAN K. McDOWELL, JR. and wife, BARBARA B. McDOWELL, and DONALD W.

McDOWELL (Single), personally appeared before me this day and acknowledged the
execution of the foregoing Restrictive Covenants.

Witness my hand and notarial seal this 18th day of March, 1986.



Ann T. Jester (SEAL)
NOTARY PUBLIC

My com. expires:
07-24-1990

NORTH CAROLINA -- Randolph County

The foregoing certificate of Ann T. Jester,
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 1176, Page 1482, This 19 day of March, 1986,
at 10:00 o'clock A M.

Annie C. Shaw, Register of Deeds
By E. Alice Sherry
Deputy/Assistant