

STATE OF NORTH CAROLINA

RESTRICTIVE COVENANTS

COUNTY OF RANDOLPH

THESE RESTRICTIVE COVENANTS, made this the 8th day of April, 1986, by DONALD W. LANIER (Single); DOYLE W. AUMAN and wife, NORMA JEAN AUMAN; and ERNEST R. RUSSELL and wife, OLIVIA S. RUSSELL, all of Randolph County, North Carolina;

WITNESSETH:

001151
THAT Donald W. Lanier; Doyle W. Auman and wife, Norma Jean Auman; and Ernest R. Russell and wife, Olivia S. Russell, are the owners-developers of that certain real property located in Lindeman Township, Randolph County, North Carolina, and now duly platted as NORTHWOODS SUBDIVISION, which said plat is recorded in the office of the Register of Deeds of Randolph County, North Carolina, in Plat Book 26, at Page 61; and

THAT the owners-developers hereby make the following declaration as to limitations, restrictions and uses to which all lots in said subdivision may be put, hereby specifying that said declaration shall constitute covenants to run with the lots in said subdivision and shall be binding on all parties, corporations, and all persons or firms claiming under them and for the benefit of and limitations upon all future owners of lots in said subdivision, this declaration of restrictions 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 site owners. Anything tending to detract from the attractiveness and value of the property for residential purposes shall not be permitted.

The Protective Covenants are as herein specified:

1. The property shall be used for residential purposes only and any residences so erected shall contain a minimum of 1000 square feet of heated living area.
2. Double-wide or pre-manufactured housing will be allowed if it complies with the minimum square feet stated in Item 1 above, and provided that the said foundation may be partially constructed with cement blocks if such cement blocks are not visible above the ground.
3. All houses shall be built at least thirty (30) feet from the front property line and at least ten (10) feet from the side property line.
4. No manufacturing or commercial enterprise, or enterprises of any kind for profit shall be maintained upon, in front of, or in connection with any of the lots in said subdivision, nor shall said lots in any way be used for other than strictly residential purposes.
5. No swine, chickens, cattle, fowl, goats, or other livestock shall be kept or maintained upon the premises for commercial purposes. It shall be permissible to keep up to three swine, three cows, three goats, or three of any other livestock and keep up to fifteen chickens for domestic purposes.
6. No single-wide mobile homes (whether on permanent foundation or not) shall be permitted on any portion of the subdivision.
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 metal fence can be located closer to the road than the front building line of the residence.
9. No sign board 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.

- 10. No nuisance, or offensive, noisy, or illegal trade, calling, or transaction shall be done, suffered, or permitted upon the lands in said subdivision, nor shall 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 residential purposes, or the neighborhood wherein said premises are situated.
- 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 covenants 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, 2005.

IN WITNESS WHEREOF, Donald W. Lanier, Doyle W. Auman and wife, Norma Jean Auman, Ernest R. Russell and wife, Olivia S. Russell have hereunto set their hands and seals to these Restrictive Covenants as of the day and year first above written.

Donald W. Lanier (SEAL)
Donald W. Lanier

Doyle W. Auman (SEAL)
Doyle W. Auman

Norma Jean Auman (SEAL)
Norma Jean Auman

Ernest R. Russell (SEAL)
Ernest R. Russell

Olivia S. Russell (SEAL)
Olivia S. Russell

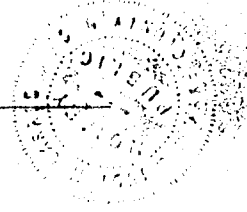
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STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

I, Judy H. Harris, a Notary Public in and for said county and state aforesaid, do hereby certify that Donald W. Lanier (Single); Doyle W. Auman and wife, Norma Jean Auman, Ernest R. Russell and wife, Olivia S. Russell, personally appeared before me this day and acknowledged the due execution of the foregoing Restrictive Covenants for the purposes therein expressed.

WITNESS my hand and notarial seal, this the 8 day of April, 1986.

Judy H. Harris
Notary Public



My commission expires:
March 16, 1991

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of

Judy H. Harris
Notary Public of

Wake County

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1177, Page 1151, This 9 day of April, 1986 at 10:30 o'clock A.M.

Annie Shaw, Register of Deeds

Elizabeth Sherry
Register of Deeds