

NORTH CAROLINA
RANDOLPH COUNTY

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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 April 30, 1986, entitled "LITTLE RIVER ESTATES, Section III," recorded in Plat Book 26, Page 80, 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 29th day of May, 1986.


Herman K. McDowell, Jr. (SEAL)


Barbara B. McDowell (SEAL)


Donald W. Lanier (Single) (SEAL)

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NORTH CAROLINA
RANDOLPH COUNTY

I, Ann T. Jester, a Notary Public, do hereby certify that HERMAN K. McDOWELL, JR. and wife, BARBARA B. McDOWELL, and DONALD W. LARSEN (Single), personally appeared before me this day and acknowledged the due execution of the foregoing Restrictive Covenants.



Witness my hand and notarial seal, this 29th day of May, 1986.

Ann T. Jester (SEAL)
NOTARY PUBLIC

My com expires: Oct. 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 1180, Page 987. This 30th day of May, 1986, at 4:46 o'clock P. M.

Annie C. Shaw, Register of Deeds

By Pam Callicott
Deputy Assistant