

Don Miller

620

NORTH CAROLINA
RANDOLPH COUNTY

RESTRICTIVE COVENANTS
OF
ALLENDALE HEIGHTS

KNOW ALL MEN BY THESE PRESENT, that ALLEN P. SMITH, a resident of Guilford County, North Carolina, does hereby desire to impose these restrictive covenants.

WITNESSETH: WHEREAS, the party to this instrument is the sole owner of those certain lands situated in New Market Township, Randolph County, North Carolina; AND, WHEREAS, said lands are known as follows:

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BEING ALL of Lots Nos. 10, 11, 12, 13, 14, 15, 16, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, and 45 Section Two of ALLENDALE HEIGHTS Subdivision as shown on a plat prepared by Paul A. Lawson, Registered Land Surveyor, D/B/A Triangle Surveying and Mapping Company, and being recorded in the Office of the Register of Deeds for Randolph County, North Carolina in Plat Book 27 at Page 1.

AND, WHEREAS, the owner of said lands desires to impose the restrictive covenants herein contained upon the lands to be sold in said area for the benefit of all persons involved as owners or having other full interest of ownership or possession in said lands.

NOW, THEREFORE, in consideration of the benefits which have been derived and are to be hereinafter derived by each and every party to this instrument, their heirs or assigns, it is hereby covenanted and agreed that the lands herein described are subject to restrictive covenants as follows:

1. This is a Residential Subdivision only. There shall be no other type buildings erected other than a garage or storage building, and this for home use only.
2. There shall be no house located in this subdivision having less than 600 square feet of floor space on the first floor, which does not include carports, garages, or porches.
3. There shall not be but one home on each lot in this subdivision and that lot must contain at least 20,000 square feet.
4. No home shall be placed closer than 30 feet to front property line or 10 feet to side property lines.
5. No house or building shall remain partially constructed for more than 8 months on this property.
6. All homes must be underpinned within 12 months with metal, fiberglass, block, brick, or an equivalent material.
7. All homes must have heat tapes, insulation and check valve on water pipes.
8. No deep holes may be dug in or near underground cables, water or sewer lines.
9. There shall be no junk cars or any car or truck that is not licensed and in current use or any type salvag. stored or parked in this subdivision.
10. Each property owner shall dispose of their garbage each week and not store on this property any type garbage.
11. There shall be no outside toilets in this subdivision.
12. There shall be no chicken houses, hog pens, or cattle barns of any description in this subdivision.
13. There shall be no large trucks parked in the roads of this subdivision.
14. There shall be no major mechanic work done on cars in this subdivision.

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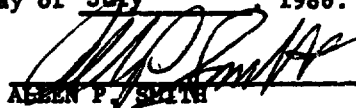
15. Owner reserves the right to waive or alter restrictions as long as he maintains 60% ownership of subdivision.

If any person shall violate or attempt to violate any of the covenants or restrictions contained herein, it shall be lawful for any other person or persons owning any of the lots in ALLENDALE HEIGHTS SUBDIVISION to prosecute any proceedings or in equity against the person or persons violating or attempting to violate any such covenant or agreement, and either to prevent them from doing so or to recover damage for such violation. It is understood that this right extends not only to present owners of said lands, but also to future owners of individual lots conveyed by said present owner. Said restrictive covenants to be in effect until July 15, 2001.

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Invalidation of one of these covenants by judgment or court order shall in no way affect any of the other covenants set forth herein, and such other provisions shall nevertheless remain in full force and effect subject to the terms hereof.

IN TESTIMONY WHEREOF, all property owners having agreed to these restrictive covenants for ALLENDALE HEIGHTS SUBDIVISION hereunto set his hand and seal, this the 15th day of July 1986.


ALLEN P. SMITH (SEAL)

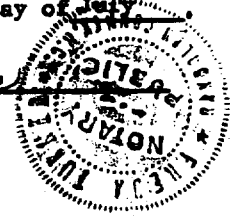
Randolph County
North Carolina

I, FREDA TURNER, a Notary Public of said County and State, do hereby certify that ALLEN P. SMITH personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 15th day of July 1986.

My Commission Expires:
January 4, 1988


NOTARY PUBLIC



NORTH CAROLINA -- Randolph County

The foregoing certificate(s) of

Freda Turner

Notary Public of

Randolph County NC

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1183
Page 732 This 17 day of July 1986 at 4:43 o'clock P.M.

Annie Shaw, Register of Deeds
By Frigaker Sherry Register of Deeds

