

Mail to Clarence Maitaks, 310 S. Main St. High Point
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001223

NORTH CAROLINA

RANDOLPH COUNTY


RESTRICTIVE COVENANTS FOR HOOVER HILL ACRES SUBDIVISION, SECTION 1, TRINITY TOWNSHIP, RANDOLPH COUNTY, NORTH CAROLINA, A PLAT OF WHICH IS DULY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RANDOLPH COUNTY, NORTH CAROLINA, IN PLAT BOOK 26 AT PAGE 87.

KNOW ALL MEN BY THESE PRESENTS THAT JAMES E. BROWNING, JR. AND WIFE, TEENIA W. BROWNING; AND JOSEPH KERMIT ROBBINS AND WIFE, MYRA H. ROBBINS, THE OWNERS AND DEVELOPERS OF THE SUBDIVISION KNOWN AS HOOVER HILL ACRES, A MAP OR PLAT OF WHICH IS DULY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RANDOLPH COUNTY, NORTH CAROLINA, IN PLAT BOOK 26 AT PAGE 87, DO HEREBY COVENANT AND AGREE WITH ALL PERSONS, FIRMS OR CORPORATIONS NOW OWNING OR HEREAFTER ACQUIRING ANY PROPERTY IN SAID SUBDIVISION ARE HEREBY SUBJECT TO THE FOLLOWING RESTRICTIONS AS TO THE USE HEREOF.

1. This property shall be used for residential purposes only.
2. Only single family dwellings shall be permitted.
3. No residence shall be built that shall contain less than 1,000 square feet of heated floor space exclusive of carports, porches and garages. In case of a residence of more than one story, the ground floor must contain a minimum of 550 square feet.
4. No structure shall be built with cement or concrete blocks left showing from the outside appearance.
5. No imitation brick siding shall be used, nor shall any asbestos shingles be used.
6. No mobile or trailer homes shall be permitted.

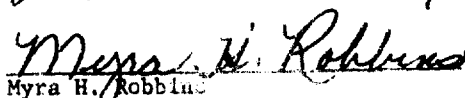
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7. No shell homes, or homes of a temporary character shall be permitted.
8. No lot or part of a lot shall be used as a street for access to property adjoining Hoover Hill Acres.
9. No junk cars shall be permitted on any lot.
10. No animals or livestock shall be kept on any lot except that domestic or household pets may be kept provided they are not raised or kept for commercial use.
11. No obnoxious or offensive affairs or activities that shall become an annoyance to the neighborhood shall be permitted.
12. No lot shall be used for the purpose of raising a garden before or after the construction of the residence, except that after a residence has been built a small garden for the purpose of raising vegetables not to be sold shall be allowed.
13. Owners or Developers do retain authority to waive minor violations of the building lines and square footage requirements and that said Owners or Developers shall incur no liability for any waiver of said violations.


James E. Browning, W. (SEAL)


Teenia W. Browning (SEAL)


Joseph Kermit Robbins (SEAL)


Myra H. Robbins (SEAL)

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NORTH CAROLINA

COUNTY OF Guilford

I, Mary E. Crumpler, a Notary Public of said County do hereby certify that JAMES E. BROWNING, JR. and wife, TEENIA W. BROWNING, personally appeared before me this day and acknowledged the execution of the foregoing Restrictive Covenants.

Witness my hand and notarial seal, this the 8th day of August, 1986.

Mary E. Crumpler
Notary Public
Guilford County, N.C.

Mary E. Crumpler
Notary Public

My commission expires: 1/20/87

NORTH CAROLINA

COUNTY OF _____

I, _____, a Notary Public of said County do hereby certify that JOSEPH KERMIT ROBBINS and wife, MYRA H. ROBBINS, personally appeared before me this day and acknowledged the execution of the foregoing Restrictive Covenants.

Witness my hand and notarial seal, this the _____ day of _____, 1986.

Notary Public

My commission expires: _____

NORTH CAROLINA -- Randolph County

The foregoing certificate(s) of Mary E. Crumpler, Notary Public of _____

is (are) certified to be correct. This instrument was presented for registration and retained at this office at _____ on _____ 1986.

Mary E. Crumpler
Notary Public