

001531

502

MAIL TO: ✓ ROUTH & HENNIS, INC., P. O. BOX 521, PLEASANT GARDEN, NC 27313

NORTH CAROLINA
GUILFORD COUNTY

BLANKET RESTRICTIVE COVENANTS GOVERNING THE USE OF PROPERTY LOCATED IN THE SUBDIVISION KNOWN AS CANTERBURY TRAILS, SECTION NO. 8, SITUATED IN PROVIDENCE TOWNSHIP, RANDOLPH COUNTY, NORTH CAROLINA, AND SHOWN ON MAP OF THE SAME RECORDED IN PLAT BOOK 26, AT PAGE 98 IN THE OFFICE OF THE REGISTER OF DEEDS FOR RANDOLPH COUNTY, NORTH CAROLINA.

KNOW ALL MEN BY THESE PRESENTS: THAT ROUTH & HENNIS, INC., OWNER AND DEVELOPER OF THE SUBDIVISION KNOWN AS CANTERBURY TRAILS, SECTION NO. 8, MAP OF WHICH IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RANDOLPH COUNTY, NORTH CAROLINA, IN PLAT BOOK 26, AT PAGE 98, DOES HEREBY COVENANT AND AGREE WITH ALL OTHER PERSONS, FIRMS OR CORPORATIONS NOW OWNING OR HEREAFTER ACQUIRING ANY PROPERTY IN SAID SUBDIVISION, THAT ALL LOTS THEREIN NOW OWNED BY THEM ARE HEREBY SUBJECTED TO THE FOLLOWING RESTRICTIONS AS TO USE THEREOF, RUNNING WITH SAID PROPERTIES BY WHOMSOEVER OWNED, TO WIT:

1. THIS PROPERTY SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
2. NO RESIDENCE EXCLUDING MOBILE HOMES, SHALL HAVE LESS THAN 850 SQUARE FEET OF FLOOR SPACE ON THE FIRST FLOOR, EXCLUSIVE OF CARPORTS, PORCHES OR GARAGES.
3. NO RESIDENCE OR MOBILE HOME SHALL BE PLACED UPON LESS THAN A MINIMUM OF 40,000 SQUARE FEET OF LAND.
4. THERE SHALL BE NO JUNK AUTOMOBILES ALLOWED ON PROPERTY.
5. NO AXLES AND WHEELS ON MOBILE HOMES SHALL BE LEFT SHOWING FROM THE STREET SIDE, AND ALL HOMES MUST HAVE UNDERPINNING.
6. NO ANIMALS, OTHER THAN HOUSEHOLD PETS, SHALL BE PERMITTED ON THE PROPERTY.
7. NO FENCE MAY BE PLACED WITHIN 100 FEET OF THE FRONT PROPERTY LINE WITHOUT THE DESIGN AND LOCATION BEING APPROVED BY THE DEVELOPER.
8. THERE SHALL BE NO DISPOSAL OF GARBAGE ON THE PROPERTY.

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL THE PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2007, AT WHICH TIME SAID COVENANTS SHALL AUTOMATICALLY EXPIRE UNLESS BY VOTE OF A MAJORITY OF THEN PROPERTY OWNERS OF THE LOTS IT IS AGREED BY SAID MAJORITY TO EXTEND SAID COVENANTS FOR TEN-YEAR PERIODS AFTER JANUARY 1, 2007.



(CORPORATE SEAL)

Joe A. Wilson
SECRETARY

ROUTH & HENNIS, INC.

BY: J. Edward Routh
PRESIDENT

51858723

SEAL-STAMP NORTH CAROLINA, ----- GUILFORD ----- County.

I, a Notary Public of the County and State aforesaid, certify that Joe A. Wilson of Guilford County personally came before me this day and acknowledged that he is Secretary of Routh & Hennis Inc., a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by me as its Notary Public.

Witness my hand and official stamp or seal, this 8th day of August, 1986.

My commission expires Dec 21, 1987 L. D. Jones Notary Public

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of Linda D. Jones, Notary Public of Guilford County

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Bank 1184 Page 1531, This 12 day of August, 1986 at 3:30 o'clock P. M.

Annie Shaw, Register of Deeds

By Linda D. Jones Register of Deeds