

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 August 5, 1986, entitled "LITTLE RIVERS ESTATES, Section IV", recorded in Plat Book 27, Page 13, 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. All residences thereon shall consist of at least four (4) rooms, plus one (1) bath and shall have a minimum of one thousand (1,000) square feet of enclosed floor space, exclusive of breezeways and garages.
- (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 the 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 a neighborhood shall be conducted, allowed or maintained on the premises.
- (8) No house trailer or manufactured home, less than twelve (12) feet in width or less than forty-eight (48) feet in length, nor any house trailer or home manufactured by other than a reputable manufacturer shall be placed upon or allowed to remain on the property.
- (9) All house trailers and manufactured homes must be on masonry foundations or have vinyl underpinning.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this 18th day of August, 1986.

Herman K. McDowell Jr. (SEAL)
Herman K. McDowell, Jr.

Barbara B. McDowell (SEAL)
Barbara B. McDowell

Donald W. Lanier (SEAL)
Donald W. Lanier

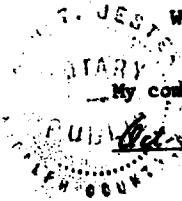
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NORTH CAROLINA
RANDOLPH COUNTY

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

Witness my hand and notarial seal, this 28th day of August, 1986.



My com. expires:

Oct-24-1990

Ann T. Jester (SEAL)
NOTARY PUBLIC

NORTH CAROLINA -- Randolph County

The foregoing certificate of *Ann T. Jester*
a Notary Public of Randolph County, NC is certified is correct. This
instrument was presented for registration and recorded in this office
at Book 1185, Page 1323. This 29 day of August, 19 86
at 8:30 o'clock A. M.

Annie C. Shaw, Register of Deeds

By *Annie Shaw*
Deputy/Assistant