

PREPARED BY & MAIL TO:
William H. Flowe, Jr., Attorney, P.O. Box 1315, Liberty, NC 27298

6.50

STATE OF NORTH CAROLINA

RESTRICTIVE COVENANTS

COUNTY OF RANDOLPH

000894

These restrictive covenants made this 10th day of September, 1986, by
GREGORY K. FOX and wife, SHERRY H. FOX;

WITNESSETH:

That Gregory K. Fox is the owner and developer of Country Creek Subdivision as shown on a plat recorded at Plat Book 27, Page 27, Randolph County Registry.

That these restrictive covenants are placed upon the aforesaid property in order to effectuate the well classified, orderly, and proper development of said lands as a residential district with certain minimum standards;

NOW, THEREFORE, said owner of the aforesaid property does hereby covenant and agree with all persons, firms, or corporation hereinafter acquiring any property in said subdivision, that all lots in said subdivision are hereby subject to the following restrictions as to the use thereof:

(1) The property described shall be used for residential purposes only, with only one (1) single family dwelling being located upon any one lot.

(2) Dwellings erected on said lots shall not be less than 1,300 square feet of heated floor space, it being specifically understood that said footage shall not include porches, decks, or garages.

(3) There shall be no shell homes, mobile homes, manufactured housing, junk vehicles, or any unsightly junk conditions permitted to remain upon said property.

(4) All sewage disposals shall be through approved septic tank systems as specified by the proper governing authority.

The above covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically

36794

000895

extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

Enforcement shall be made by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the said owners have hereunto affixed their hands and seals, this the 10th day of September, 1986.

Gregory K. Fox (Seal) Sherry H. Fox (Seal)
GREGORY K. FOX SHERRY H. FOX

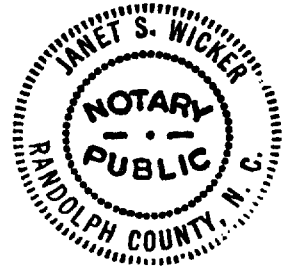
STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

I, JANET S. WICKER, a Notary Public of said county and State do hereby certify that GREGORY K. FOX and wife, SHERRY H. FOX, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 10th day of September, 1986.

My commission expires:
9/15/89

Janet S. Wicker
NOTARY PUBLIC



NORTH CAROLINA -- Randolph County

The foregoing certificate(s) of

Janet S. Wicker

Notary Public of

Randolph Co, NC

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1186, Page 894, This 12 day of September, 1986 at 2:30 o'clock p. M.

Annie Shaw, Register of Deeds

By Debbie Green, Deputy Register of Deeds