

001592

NORTH CAROLINA

RESTRICTIVE COVENANTS

RANDOLPH COUNTY

These restrictive covenants made this 21st day of October,
1986, by Phillip R. Burgess and wife, Debra W. Burgess:

W I T N E S S E T H:

WHEREAS, Phillip R. Burgess and wife, Debra W. Burgess, are
the owners and developers of a subdivision identified as "The
Property of Phillip R. Burgess and wife, Debra W. Burgess", as
shown on plat recorded at Plat Book 27, Page 19, Randolph County
Registry; and

WHEREAS, 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 owners of the aforesaid property do
hereby covenant and agree with all persons, firms, or corporations
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. There shall be only one single family dwelling
constructed upon any one lot, and each dwelling shall contain a
minimum of 1,000 square feet of heated floor space. Any bi-level
or tri-level dwelling constructed upon the lots shall have a
minimum of 700 square feet of heated floor space on the main level
of the dwelling.

2. No building shall be constructed upon any lot nearer than
30 feet to the front property line nor nearer than 10 feet to any
side property line.

3. All buildings constructed upon the lots shall be of brick
or german siding (including masonite) quality or better, and shall
be kept painted and in good repair. No cement block or cinder
block shall be exposed to view.

4. There shall be no shell homes, modular homes, mobile
homes, junk vehicles, or any unsightly junk conditions permitted to
remain upon any lot.

5. No swine or bees shall be permitted or kept upon any lot
for any purpose. No other animals, livestock, or poultry of any
kind shall be raised, bred, permitted or kept upon any lot for any
commercial purpose. Dogs, cats, and other domesticated household
pets, and livestock other than swine may be kept for non-commercial
purposes provided that the facility to contain any such animal or
pet shall be kept in a neat and sanitary condition and located in
such a manner as to cause no objectionable odor or unsanitary
condition affecting adjoining property owners in the Subdivision.

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 30 years from the date these covenants are recorded,
after which time said covenants shall be automatically extended for
successive periods of 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.

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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 set their names, hands, and seals this 21st day of October, 1986.

Phillip R. Burgess (SEAL)
PHILLIP R. BURGESS

Debra W. Burgess (SEAL)
DEBRA W. BURGESS

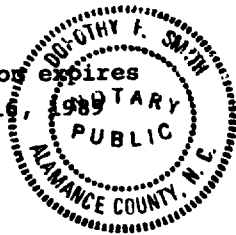
NORTH CAROLINA
RANDOLPH COUNTY

I, a Notary Public of said County and State, do hereby certify that PHILLIP R. BURGESS and wife, DEBRA W. BURGESS personally appeared before me this day and acknowledged the execution of the foregoing agreement.

Witness my hand and notarial seal, this 21st day of October, 1986.

Dorothy F. Smith N.P.

My commission expires
August 16, 1989



NORTH CAROLINA - Randolph County

The foregoing certificate(s) of Dorothy F. Smith, Notary Public of Alamance County, NC

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1190
Page 1592, This 4 day of December, 1986 at 12:25 o'clock P.M.

Ann Shaw, Register of Deeds
By Elizabeth Shuman, Asst Register of Deeds