

STATE OF NORTH CAROLINA

001226

RESTRICTIVE COVENANTS

COUNTY OF RANDOLPH

DANNY LEE STOUT; PHILLIP R. CRAVEN and wife, KAREN C. CRAVEN, first being duly sworn, depose and say:

1) That they are citizens and residents of Randolph County, North Carolina, and are the owners of a tract or parcel of land located in Union Township, Randolph County, North Carolina, which has been subdivided, a plat of said subdivision being entitled "Forest Hills South, Section No. 3" and being recorded in Plat Book 28, Page 46, in the Randolph County Registry.

2) That the said owners, in order to promote a well classified and regulated residential subdivision, do hereby place upon said property the following restrictive covenants:

- (a) This property shall be for residential uses only. 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.
- (b) All residences shall be constructed at least thirty (30) feet from the front property lines, at least ten (10) feet from the side property lines of the subdivision lots or any division of the said lots and at least twenty (20) feet from the back property lines.
- (c) No used lumber, second hand material or unsightly material shall be used in any construction on the property nor placed, stored, or used on said property.
- (d) All residences shall be single family dwellings. No apartment houses shall be erected or licensed to exist on the property.
- (e) 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 manufactured home that is not in good repair shall be placed upon or allowed to remain on the property.
- (f) All house trailers and manufactured homes must be on masonry foundations or have vinyl underpinning within ninety (90) days of closing.
- (g) No junk motor vehicles or unlicensed motor vehicles shall be kept on any portion of the property or allowed to remain on any portion of the property.
- (h) All sewage disposal in connection with the use of the property shall be through the use of approved septic tanks, and sanitary arrangements must comply with local or state health ordinances, laws, and regulations.
- (i) No poultry or swine shall be kept on or allowed to remain on the property, and no poultry or swine houses or facilities shall be constructed on or allowed to remain on the property. Lots in excess of 1.5 acres may have horses. This paragraph shall not apply to any lot or parcel of land in excess of five acres.
- (j) No offensive activity that may become a nuisance or annoyance to the neighborhood shall be conducted, allowed or maintained on the property.

The above covenants and conditions are placed on the said property as a part of a general scheme or plan of development for the benefit of all owners of any

portion of the property described. Said covenants shall be binding upon the present owners, their successors, heirs and assigns, and shall be covenants running with the land and binding on all future owners.

These restrictive covenants shall be in full force and effect perpetually.

IN TESTIMONY WHEREOF, the parties hereunto have hereunto set their hands and seals, as of the 10th day of September, 19 87.

Danny Lee Stout (SEAL)
Danny Lee Stout

Phillip R. Craven (SEAL)
Phillip R. Craven

Karen C. Craven (SEAL)
Karen C. Craven

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

Rebecca L. Hannicutt, a Notary Public in and for said county, and Karen C. Craven and Danny Lee Stout, personally appeared before me this day and acknowledged the due execution of the foregoing Restrictive Covenants for the purpose therein expressed.

WITNESS my hand and notarial seal, this the 10th day of September, 19 87.

Rebecca L. Hannicutt
Notary Public

My commission expires:
June 23, 1992

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of Rebecca L. Hannicutt, Notary Public of Randolph County, NC

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1207, Page 1326, This 11th day of September, 19 87 at 3:01 o'clock P. M.

Aon Shaw, Register of Deeds
By Paul Callicott, Deputy Register of Deeds