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STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

DECLARATION OF RESTRICTIVE COVENANTS

THESE RESTRICTIVE COVENANTS, made this the 21st day of December 1987, by Donald W. Lanier and wife, Cheryl K. Lanier of Randolph County, North Carolina;

W I T N E S S E T H :

THAT Donald W. Lanier and wife, Cheryl K. Lanier are the owners-developers of that certain real property located in Cedar Grove Township, Randolph County, North Carolina, and now duly platted as Cedar Grove Woods Subdivision, which said plat is recorded in the Office of the Register of Deeds of Randolph County, North Carolina in Plat Book 28, Page 61; and

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THAT the owners-developers hereby make the following declaration as to limitations, restrictions and uses to which all lots in said subdivision may be put, hereby specifying that said declaration shall constitute covenants to run with the lots in said subdivision and shall be binding on all parties, corporations, and all persons or firms claiming under them and for the benefit of and limitations upon all future owners of lots in said subdivision, this declaration of restrictions being designated for the purpose of keeping said lots in said subdivision desirable, uniform, and suitable in architectural design, and to insure the use of said lots for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the community, and thereby to secure to each residential lot owner the full benefit and enjoyment of his home with no greater restriction upon the free and undisturbed use of his site than is necessary to insure the same advantage to the other site owners. Anything tending to detract from the attractiveness and value of the property for residential purposes shall not be permitted.

The Protective Covenants are as herein specified:

1. The property shall be used for residential purposes only and any residences so erected shall contain a minimum of 1100 square feet of heated living area.
2. All houses shall be built at least one hundred twenty-five (125) feet from the front property line as shown on the recorded plat of the subdivision in Plat Book 28, Page 61, Randolph County Registry, and at least 10 feet from the side property line.
3. No manufacturing or commercial enterprise, or enterprises of any kind for profit shall be maintained upon, in front of, or in connection with any of the lots in said subdivision, nor shall said lots in any way be used for other than strictly residential purposes.
4. No swine, chickens, cattle, fowl, goats, or other livestock shall be kept or maintained upon the premises for commercial purposes. It shall be permissible to keep up to three swine, three cows, three goats, or three of any other livestock, and keep up to fifteen chickens for domestic purposes.
5. No mobile homes are permitted on this property whether on permanent foundation or not. All homes must be site-built homes. No structures other than single family site-built homes are permitted on the property. There shall be no multi-family dwelling structures erected on the property.

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6. No metal fence can be located closer to the road than the front building line of the residence.

7. No sign board of any description shall be displayed on any residential lot with the exception of a sign "For Sale" or "For Rent", which signs shall not exceed two feet by three feet with the exception of development signs.

8. No nuisance, or offensive, noisy, or illegal trade, calling, or transaction shall be done, suffered, or permitted upon the lands in said subdivision, nor shall any lot or part of said subdivision be used or occupied injuriously to affect the use, occupation, or value of the adjoining or adjacent premises for residential purposes, or the neighborhood wherein said premises are situated.

9. There shall be no junk vehicles kept on the premises.

10. The owners-developers herein retain the right to modify, change or delete any or all of the above restrictions.

Said covenants shall be binding upon the present owners-developers, 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 for the period of time ending January 1, 2005.

IN WITNESS WHEREOF, Donald W. Lanier and wife, Cheryl K. Lanier have hereunto set their hands and seals to these Restrictive Covenants as of the day and year first above written.

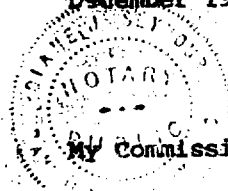
Donald W. Lanier (SEAL)
Donald W. Lanier

Cheryl K. Lanier (SEAL)
Cheryl K. Lanier

NORTH CAROLINA
RANDOLPH COUNTY

I, Diane J. Seymour, a Notary Public in and for said County and State do hereby certify that Donald W. Lanier and wife, Cheryl K. Lanier personally appeared before me and acknowledged the due execution of the foregoing Restrictive Covenants for the purposes therein expressed.

Witness my hand and notarial seal, this the 06th day of December 1987.



Diane J. Seymour
Notary Public

My Commission Expires: March 7, 1990

NORTH CAROLINA -- Randolph County

The foregoing certificate(s) of

Diane J. Seymour

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 1212
Page 1660. This 21st day of December, 1987 at 2:54 o'clock P. M.

Ann Shaw, Register of Deeds

By Cookie Hall, Deputy Register of Deeds

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