

STATE OF NORTH CAROLINA
 COUNTY OF RANDOLPH

AMENDED RESTRICTIVE COVENANTS

These amended restrictive covenants made this 27th day of January, 1988, by GREGORY K. FOX and wife, SHERRY H. FOX; NEIL B. PRITCHARD and wife, ASHLEY A. PRITCHARD; and MICHAEL W. BAILEY and wife, ELLEN W. BAILEY;

W I T N E S S E T H :

WHEREAS, Gregory K. Fox, as owner and developer of Country Creek Subdivision as shown on a plat recorded at Plat Book 27, Page 27, Randolph County Registry, recorded restrictive covenants regulating the development of said subdivision, said restrictive covenants being dated September 10, 1986, and recorded at Book 1186, Page 894, Randolph County Registry; and

WHEREAS, subsequent to the recording of said restrictive covenants, Neil B. Pritchard and wife, Ashley A. Pritchard; and Michael W. Bailey and wife, Ellen W. Bailey, purchased lots in said subdivision; and

WHEREAS, the parties to these amended restrictive covenants are the owners of all the lots in said subdivision and now desire to amend the original restrictive covenants as hereinafter provided.

NOW, THEREFORE, in consideration of the mutual promises and undertakings of the parties, and in order to effect and maintain a well classified, orderly, and proper development of said subdivision as a residential district with certain minimum standards, the parties hereby amend the original restrictive covenants and do hereby covenant and agree with all persons, firms, or corporation hereinafter acquiring any property in said subdivision, and with each other, that all lots in said subdivision are hereby subject to the following amended 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 fully enclosed 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 amended 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 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 27th day of January, 1968.

Gregory K. Fox (Seal)
Gregory K. Fox

Sherry H. Fox (Seal)
Sherry H. Fox

Neil B. Pritchard (Seal)
Neil B. Pritchard

Ashley A. Pritchard (Seal)
Ashley A. Pritchard

Michael W. Bailey (Seal)
Michael W. Bailey

Ellen W. Bailey (Seal)
Ellen W. Bailey

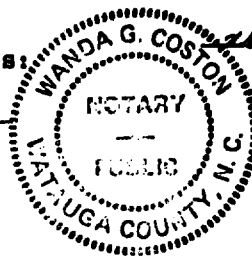
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NORTH CAROLINA
RANDOLPH COUNTY

I, a Notary Public in and for 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 27th day of January, 1988.

My Commission expires:

Feb. 11, 1990



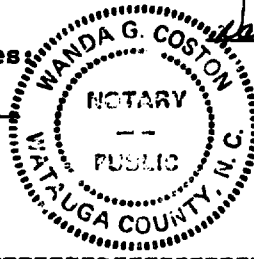
Wanda G. Coston
Notary Public

NORTH CAROLINA
RANDOLPH COUNTY

I, a Notary Public in and for said County and State, do hereby certify that NEIL B. PRITCHARD and wife, ASHLEY A. PRITCHARD, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this 27th day of January, 1988.

My Commission expires:

Feb. 11, 1990



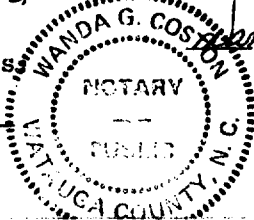
Wanda G. Coston
Notary Public

NORTH CAROLINA
RANDOLPH COUNTY

I, a Notary Public in and for said County and State, do hereby certify that MICHAEL W. BAILEY and wife, ELLEN W. BAILEY, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this 27th day of January, 1988.

My Commission expires:

Feb. 11, 1990



Wanda G. Coston
Notary Public

NORTH CAROLINA — Randolph County

The foregoing certificate(s) of

Wanda G. Coston

Notary Public of

Watauga County, N.C.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1214

Page 815, This 28 day of January, 1988 at 10:55 o'clock A.M.

Ann Shaw, Register of Deeds

By *Ann Shaw* Register of Deeds

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