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THESE RESTRICTIVE COVENANTS, made this the 20th day of September, 1988,
by JIM D. MYRICK and wife, ANNE C. MYRICK, of Randolph County, North Carolina;

WITNESSETH:

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THAT Jim D. Myrick and wife, Anne C. Myrick are the owners-developers of the certain real property located in Back Creek Township, Randolph County, North Carolina, and now duly platted as COUNTRY ACRES SUBDIVISION, MAP I AND MAP II, which said plats are recorded in the office of the Register of Deeds of Randolph County, North Carolina, in Plat Book 29, at Page 79 and Plat Book 29, at Page 80, respectively;

THAT the owners-developers hereby make the following declaration as to limitation, restrictions and uses to which all lots in said subdivisions may be put, hereby specifying that said declaration shall constitute covenants to run with the lots in said subdivisions 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 subdivisions, this declaration of restrictions being designated for the purpose of keeping said lots in said subdivisions 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 advantages 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 four (4) rooms, plus one bath, site built, containing a minimum of 1,000 square feet of living area.
2. All residences shall be constructed at least thirty-five (35) 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.
3. 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.
4. All residences shall be single family dwellings. No apartment houses shall be erected or licensed to exist on the property.
5. No manufactured homes or mobile homes shall be placed upon the property.
6. 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.
7. 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 and state health ordinances, laws, and regulations.

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8. No poultry or swine shall be kept or maintained upon the premises, and no poultry or swine houses or facilities shall be constructed on or allowed to remain on the property. Horses shall be permitted on any lot.

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

10. Developers hereby reserve the right to construct a street or road to subdivision specifications over any lot developed in this property to any other land or lands now owned or later acquired by the developers for access purposes provided however, this right is restricted: the developers and includes any lots which they may re-acquire after having been conveyed off. No third party grantee other than the developers or their heirs and assigns may use any portion of the described lots for road purposes. This reservation shall apply only to lots owned by the Developers either prior to the initial sale or if re-acquired by them or previously laid out in the subdivision plans.

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.

IN WITNESS WHEREOF, Jim D. Myrick and wife, Anne C. Myrick have hereunto set their hands and seals to these Restrictive Covenants as of the day and year first above written.

Jim D. Myrick (SEAL)
Jim D. Myrick
Anne C. Myrick (SEAL)
Anne C. Myrick

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

I, R. Brooks Hedrick, a Notary Public in and for said County and State aforesaid, do hereby certify the Jim D. Myrick and wife, Anne C. Myrick, personally appeared before me this day and acknowledged the due execution of the foregoing Restrictive Covenants for the purposes therein expressed.

WITNESS my hand and notarial seal, this the 20 day of September, 1988.

My Commission Expires: 12-11-89
R. Brooks Hedrick (SEAL)
Notary Public

MR. R. BROOKS HEDRICK
NOTARY PUBLIC
RANDOLPH COUNTY, N. C.
MY COMMISSION EXPIRES _____

NORTH CAROLINA -- Randolph County

The foregoing certificate(s) of R. Brooks Hedrick
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 1228
Page 414, This 14th day of October, 1988 at 10:22 o'clock AM.

Ann Shaw, Register of Deeds
By Corbie Nell Deputy Register of Deeds