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NORTH CAROLINA  
RANDOLPH COUNTY

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**R E S T R I C T I V E      C O V E N A N T S**

These restrictive covenants made this 30th day of November, 1988, by Richard B. Keith and wife, Elizabeth S. Keith:

**W I T N E S S E T H:**

That Richard B. Keith and wife, Elizabeth S. Keith are the owners and developers of Friendly Woods Subdivision, as shown on plat recorded at Plat Book 17, Pages 51 and 67, Randolph County Registry.

That these restrictive covenants are placed upon Lots Nos. 25-36 of 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. No lot to which these restrictions apply shall be used except for single-family residential conventionally-built homes.
2. Each owner of the lot to which these restrictions apply shall at all times maintain his lot in a well-kept condition.
3. No stale garbage, or any other conditions conducive to the breeding of flies and rodents, or otherwise prejudicial to health and well-being of the lot owners shall be permitted to continue on any lot.
4. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become a nuisance or an annoyance to the neighboring lot owners.
5. No conventionally-built home of less than twelve hundred (1200) square feet exclusive of porches and

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carports shall be constructed on any lot. Once construction of such a building has begun, the exterior must be complete within twelve (12) months.

6. All houses shall be built at least 30 feet from the front property line and at least 10 feet from the side property line.
7. Foundation walls shall not have any exposed concrete blocks.
8. No livestock (other than horses or ponies) shall be permitted upon or kept upon any lot. No animals, livestock or poultry of any kind shall be raised, bred, or kept upon any lot for any commercial purposes. Dogs, cats, or other household pets, and horses or ponies may be kept provided that the facility to contain a 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.
9. No metal fence can be located closer to the the road than the front building line of the residence.
10. No junk automobiles or vehicles which are not properly licensed shall be allowed to remain on the property.
11. The owners-developers herein retain the right to modify, change or delete any of all of the above restrictions.

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.

The developer reserves the right to subject the real property in this subdivision to a contract with Carolina Power and Light Company for the installation of street lighting, which requires a continuing monthly payment to Carolina Power and Light Company be each residential customer.

Enforcement shall be made by proceedings at law or in equity against any person or persons violating or attempting to

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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 way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the said owner has caused this document to be executed this 19th day of December, 1988.

Richard B. Keith (SEAL)  
RICHARD B. KEITH

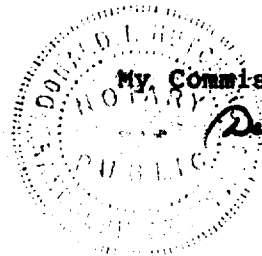
Elizabeth S. Keith (SEAL)  
ELIZABETH S. KEITH

NORTH CAROLINA  
RANDOLPH COUNTY

I, Donald R. Hutchens, a Notary Public of the County and State aforesaid, certify that RICHARD B. KEITH and wife, ELIZABETH S. KEITH, personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 19 day of December, 1988.

Donald R. Hutchens N. P.



My Commission expires:

December 28, 1988

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of

Donald R. Hutchens

, 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 1234  
Page 1100, this 15 day of February, 1989 at 4:41 o'clock P.M.

Ann Shaw, Register of Deeds

Krista Rene Sparty Register of Deeds