

*East Development Co.
21 Box 466
Cleveland NC 27003*

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KNOW ALL MEN BY THESE PRESENTS THAT R. DALE BRITT, C.D. CLODFELTER, DAVID L. MAYNARD, THE OWNERS AND DEVELOPERS OF THE SUBDIVISION KNOWN AS OAK FOREST, SECTION V, A MAP OR PLAT OF WHICH IS DULY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RANDOLPH COUNTY, NORTH CAROLINA IN PLAT BOOK 31, AT PAGE 93, DO HEREBY COVENANT AND AGREE WITH ALL PERSONS, FIRMS, OR CORPORATIONS NOW OWNING OR 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.

THE RESTRICTIONS IMPOSED ARE AS FOLLOWS:

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1. This property shall be used for residential purposes only.
2. Only single family dwellings shall be permitted.
3. No residence shall be built that shall contain less than 1500 square feet of heated floor space exclusive of carports, porches, and garages. In case of a residence of more than one story, the ground floor must contain a minimum of 800 square feet.
4. All construction plans of homes and other buildings, including set back lines for the front and side, must be submitted and approved by the developers of Oak Forest in writing prior to beginning of construction. There shall not be any construction plans duplicated throughout Oak Forest Sections I-II-III-IV or V.
5. No structure shall be built with cement or concrete blocks left showing from the outside appearance.
6. No imitation brick siding shall be used, nor shall any asbestos shingles be used.
7. No mobile or trailer homes shall be permitted.
8. No shell homes, or homes of a temporary character shall be permitted.
9. No lot, or part of a lot shall be used as a street for access to property adjoining Oak Forest.
10. No junk cars shall be permitted on any lot.
11. No animals or livestock shall be kept on any lot except that domestic or household pets may be kept provided they are not raised or kept for commercial use.
12. All fences of any kind must be approved by the developers of Oak Forest.
13. No obnoxious or offensive affairs or activities that shall become an annoyance to the neighborhood shall be permitted.
14. All sewage disposal shall be made through the use of city sewage.
15. No lot shall be used for the purpose of raising a garden before or after except that after a residence has been built, a small garden for the purpose of raising vegetables not to be sold commercially shall be allowed.
16. No lot shall be used for the purpose of storage, except that building materials to be used in the construction of a residence for that particular lot may be kept for a period not to exceed six (6) months.
17. All driveways shall be paved, concrete or asphalt.

I, Krista M. Lowe, a notary public of said County, do hereby certify that R. Dale Britt, C.D. Clodfelter, and David L. Maynard personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Krista M. Lowe
Notary Public

R. Dale Britt (Seal) _____ Date _____
C.D. Clodfelter (Seal) _____ Date _____
David L. Maynard (Seal) _____ Date _____

My Commission Expires: 1-21-93

NORTH CAROLINA - Randolph County
The foregoing certificate(s) of

Krista M. Lowe, N.P.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1252 Page 575 on the 29 day of January, 1990 at 3:55 o'clock P.M. Ayn Shaw, Register of Deeds