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STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

RESTRICTIVE COVENANTS

THESE RESTRICTIVE COVENANTS, made this the 15th day of March, 1990,
by ROY L. PIERCE and wife, BEATRICE K. PIERCE, of Randolph County, North
Carolina;

W I T N E S S E T H:

That Roy L. Pierce and wife, Beatrice K. Pierce are the owners-developers
of that certain real property in Franklinville Township, Randolph County,
North Carolina, and now duly platted as Kidd Mill Estates, which said plat is
now recorded in the office of the Register of Deeds of Randolph County, North
Carolina in Plat Book 31, Page 100.

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That the owners-developers hereby make the following declaration as to
limitations, restrictions and uses specifying that said declaration shall
constitute covenants to run with the lots in said subdivision and shall be
binding on all parties, 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
advantages to the other site owners. Anything tending to detract from the
attractiveness and value of the property for residence purposes will not be
permitted.

The Protective Covenants are as herein specified:

1. The property shall be used for residential purposes only and any residence so erected shall contain a minimum of 1200 square feet of heated living area.
2. All houses shall be built at least 30 feet from the front property line and at least 5 feet from the side property line.
3. No cattle, horses, cows, goats or other livestock shall be kept and maintained on said premises.

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4. No single or double-wide mobile homes (whether on permanent foundation or not), house trailers, or shell homes shall be permitted on any portion of the subdivision.
5. No metal fence can be located closer to the road than the front building line of the residence.
6. Foundation walls shall not have any exposed concrete blocks.
7. No signboard or 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 except development signs.
8. No nuisance, or offensive, noisy, or illegal trade, calling, or transacting 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 residence purposes, or the neighborhood wherein said premises are situated.
9. All detached buildings must be approved by the owners-developers, and will have to meet all of the material and set-back requirements set out for the main structure.
10. There shall be no junk vehicles kept on the premises.
11. The owners-developers herein retain the right to modify, change or delete any or all of the above restrictions.

Said restrictions shall be binding upon the present owners, 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 April 1, 2020.

IN WITNESS WHEREOF, Roy L. Pierce and wife, Beatrice K. Pierce, have executed these restrictive covenants the day and year first above written.

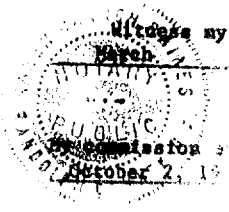
Roy L. Pierce (SEAL)
Roy L. Pierce

Beatrice K. Pierce (SEAL)
Beatrice K. Pierce

NORTH CAROLINA, Randolph County.

I, a Notary Public of the County and State aforesaid, certify that Roy L. Pierce and wife, Beatrice K. Pierce, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 15th day of _____, 1990.



Harmon Cannon Kinnis
Notary Public

NORTH CAROLINA - RECORDS SECTION
 This instrument was recorded for publication and recorded in the office at Book 1254
 Page 22 on March 19 90 at 9:10 o'clock P. M.
 by Ann Shaw, Register of Deeds
Prothonotary