

NORTH CAROLINA

RANDOLPH COUNTY

RESTRICTIVE COVENANTS

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CLICO, a North Carolina General Partnership consisting of Phillip R. Craven and S. Neal Craven, partners, first being duly sworn, depose and say:

(1) That they are citizens and residents of Randolph County, North Carolina, and are the owners of a tract or parcel of land located in Grant Township, Randolph County, North Carolina, being the property described in deed in Book 1256, Page 1304, Randolph County Registry and the owners have developed a portion of said property into (1) Map No. 1 of Mill Creek Subdivision, consisting of 14 lots on the East side of State Road 2611 and (2) Map No. 2, Mill Creek Subdivision, consisting of Lots 15 through 23 on the East side of State Road 2611.

(2) That said owner, in order to promote a well classified and regulated residential subdivision, does hereby place upon Lots 1 through 14 of Map No. 1 of Mill Creek, and Lots 15 through 23 of Map No. 2 of Mill Creek, both of said subdivision plats to be recorded, but presently being unrecorded and prepared by Surveying Services by maps dated April 13, 1990, the following restrictive covenants:

- (a) This property shall be for residential purposes only. All residences thereon shall have a minimum of one thousand (1,000) square feet of enclosed floor space, exclusive of breezeways and garages.
- (b) All residences shall be constructed at least thirty (30) 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.
- (c) 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.
- (d) All residences shall be single family dwellings. No apartment houses shall be erected or licensed to exist on the property.
- (e) There shall be no house trailers or mobile homes, including double-wides, placed in or permitted to remain on any lot in either of these two Maps of Mill Creek Subdivision.
- (f) 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.

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(g) 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 or state health ordinances, laws and regulations.

(h) No poultry or swine shall be kept on or allowed to remain on the property, and no poultry or swine houses or facilities shall be constructed on or allowed to remain on the property.

(i) No offensive activity that may become a nuisance or annoyance to the neighborhood shall be conducted, allowed or maintained on the property.

(j) The developer reserves the right to place a road over any lots shown on Maps 1 or 2 of Mill Creek Subdivision to extend from State Road 2611 East to additional land owned by the Developer. Any road across any numbered lot in said subdivision shall be used as access to property, which property shall be restricted by the same restrictions set-forth herein. Use of the road shown on the plat of a proposed 50-foot right of way line between Lots 12 and 13 as access, shall not have to comply with these restrictions.

(k) While Maps 1 and 2 of this subdivision are a portion of a large tract, these restrictions do not apply to any of said tracts except Maps 1 and 2 of Mill Creek Subdivision as referred to herein; except, however as provided in Paragraph 1.

IN TESTIMONY WHEREOF, CLICO has caused this document to be executed in its name by the General Partners on this the 31st day of May, 1990.

CLICO North Carolina General Partnership

BY: Phillip R. Craven (SEAL)
Phillip R. Craven, Partner

BY: S. Neal Craven (SEAL)
S. Neal Craven, Partner

NORTH CAROLINA - RANDOLPH COUNTY

I, Anna D. Pugh, a Notary Public of said County and State, do hereby certify that Phillip R. Craven and S. Neal Craven, partners, t/d/b/a CLICO, a North Carolina General Partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the Partnership.

Witness my hand and notarial seal, this 31st day of May, 1990.

My commission expires: 5/15/95

Anna D. Pugh
Notary Public



NORTH CAROLINA - Randolph County

The foregoing certificate(s) of Anna D. Pugh NP

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1262
Page 134, This 1 day of June, 1990 at 2:47 o'clock P. M.

Ann Shaw, Register of Deeds
By Bobbie Green, Deputy Register of Deeds

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