

NORTH CAROLINA
RANDOLPH COUNTY

RESTRICTIVE COVENANTS

THESE RESTRICTIONS, Made this 14th day of June, 1990, by and between CLICO, a North Carolina General Partnership, consisting of Phillip R. Craven and S. Neal Craven; and Karen C. Craven, wife of Phillip R. Craven, and Aretta S. Craven, wife of S. Neal Craven;

WITNESSETH:

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THAT WHEREAS, CLICO, a North Carolina General Partnership, is the owner and developer of a certain parcel of land in Grant Township, Randolph County, North Carolina, described in deed in Book 1256, Page 1034, Randolph County Registry, a part of which has been platted by Surveying Services, dated April 24, 1990, into a Subdivision known as FIELDCREST SUBDIVISION, consisting of Lot Nos. 1 - 5, said plat being recorded in Plat Book 32, Page 20, Randolph County Registry. These restrictions shall not apply to any of the other lands in Deed Book 1256, Page 1034, except Lots 1 - 5 of Plat Book 32, Page 20.

That said owner, in order to promote a well classified and regulated residential subdivision, does hereby place upon said property the following restrictive covenants:

- (a) This property shall be for residential uses only. All residences thereon shall consist of at least four (4) rooms, plus one (1) bath and 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 single family dwellings. No apartment houses shall be erected or licensed to exist on the property.
- (e) No house trailer or manufactured home, less than twelve (12) feet in width or less than forty-eight (48) feet in length nor any house trailer or manufactured home that is not in good repair and not more than twelve years old shall be placed upon the property. This does not mean any home has to be removed when it becomes twelve years old. No home manufactured prior to January 1, 1978 shall be placed or allowed to remain on any lot.
- (f) All house trailers and manufactured homes being placed on any lot must be on masonry foundations or have vinyl underpinning within ninety (90) days.
- (g) 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.
- (h) 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.
- (i) 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. Lots in excess of 1.5 acres may have horses.
- (j) No offensive activity that may become a nuisance or annoyance to the neighborhood shall be conducted, allowed or maintained on the property.

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IN TESTIMONY WHEREOF, the said Phillip R. Craven, Partner, and S. Neal Craven, Partner, of CLICO, a North Carolina General Partnership; and Karen C. Craven, wife of Phillip R. Craven, and Aretta S. Craven, wife of S. Neal Craven, have hereunto set their hands and seals the day and year first above written.

CLICO, A NORTH CAROLINA GENERAL PARTNERSHIP

By: Phillip R. Craven (SEAL)
Phillip R. Craven

By: S. Neal Craven (SEAL)
S. Neal Craven

Karen C. Craven (SEAL)
Karen C. Craven

Aretta S. Craven (SEAL)
Aretta S. Craven

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NORTH CAROLINA

RANDOLPH COUNTY

I, Anna G. Pugh, a Notary Public for said County and State, do hereby certify that Phillip R. Craven, Partner, and S. Neal Craven, Partner, of CLICO, a North Carolina General Partnership; and Karen C. Craven and Aretta S. Craven, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 14th day of June, 1990.

Anna G. Pugh
Notary Public

My commission expires:
May 15, 1990

NORTH CAROLINA -- Randolph County

The foregoing certificate(s) of Anna G. Pugh, N.P.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1263,
Page 575, This 14 day of June, 19 90 at 3:45 o'clock P M.

By Ann Shaw Register of Deeds
Ann Shaw Register of Deeds