

88-R-311-6

STATE OF NORTH CAROLINA  
COUNTY OF RANDOLPH

RESTRICTIVE COVENANTS

These Restrictive Covenants made this 28th day of August, 1990, by J. H. Pike and wife, Mabel W. Pike:

W I T N E S S E T H:

That J. H. Pike and wife, Mabel W. Pike are the owners and developers of J. Land Estates Subdivision, Section 2, Map 1, as shown on plat recorded at Plat Book 32, page 4, Randolph County Registry.

That these Restrictive Covenants are placed upon 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 owner of the aforesaid property does 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. The property described shall be used for residential purposes only.
2. There shall be only one single family dwelling constructed upon any one lot, and each dwelling shall contain a minimum of 900 square feet of heated floor space. Any bi-level or tri-level dwelling constructed upon the lots shall have a minimum of 600 square feet of heated floor space on the main level of the dwelling.
3. No building shall be constructed upon any lot nearer than 30 feet to the front property line nor nearer than 10 feet to any side property line.
4. All buildings constructed upon the lots shall be of brick or german siding (including masonite) quality or better, and shall be kept painted and in good repair. No cement block or cinder block shall be exposed to view.
5. There shall be no shell homes, mobile homes, junk vehicles, or any unsightly junk conditions permitted to remain upon any lot.
6. No swine or bees 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 livestock other than swine may be kept provided that the facility to contain any 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.

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

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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.

Enforcement shall be made by proceedings at law or in equity against any person or persons violating or attempting to 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 wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the said owners have caused this document to be executed this 28th day of August, 1990.

J. H. Pike (SEAL)  
J. H. PIKE

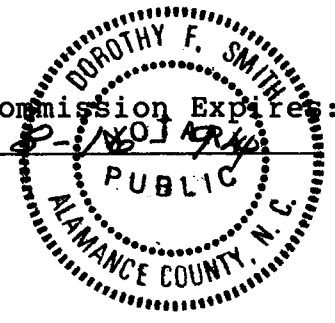
Mabel W. Pike (SEAL)  
MABEL W. PIKE

NORTH CAROLINA  
RANDOLPH COUNTY

I, a Notary Public in and for said County and State, do hereby certify that J. H. PIKE and wife, MABEL W. PIKE, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this 28th day of August, 1990.

Dorothy F. Smith N.P.

My Commission Expires:



NORTH CAROLINA — Randolph County

The foregoing certificate(s) of Dorothy F. Smith, N.P.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1271,  
Page 948, This 29th day of August, 19 90 at 3:44 o'clock P. M.

Ann Shaw, Register of Deeds  
By Kenneth M. Lowe, Deputy Register of Deeds