

000793

Joe Jarlow
55 Hickory Dr.
Asheboro, N.C. 27203

8¹²

Restrictive Covenants for Candlewood Estates (Sect. II

1. No lot shall be used except for single family residential purposes.
No structure shall be erected placed or permitted to remain on any lot other than one (1) detached, single-family residence dwelling; containing a minimum of 1,000 square feet for three bedroom or 850 sq. ft. minimum for 2 bedroom heated area. All accessory buildings shall be constructed of similar materials as residence. No double wides or manufactured housing shall be permitted.
2. No temporary house, trailer, mobile home, garage, apartment, basement, shack, barn or other outbuilding shall be placed or erected on any lot. Temporary structures for storage of materials during construction will be allowed but such temporary structures shall not be used at any time as a dwelling place.
3. All structures constructed or placed on any lot shall be built of substantially new material and no used structures shall be relocated or placed on any lot.
4. All residences shall be constructed of permanent exterior materials. No concrete or aggregate blocks shall be used above finished ground elevation unless said blocks are covered with brick veneer, stone or stucco.
5. All plumbing fixtures, dishwashers, garbage disposals, toilets or sewage disposal systems shall be connected to an underground disposal systems shall be connected to an underground septic tank system constructed by the lot owner and approved by the appropriate governmental authority, until such time as a public sewer system shall be maintained, at which time the grantee, his successors or assigns, agrees to connect said premises therewith without delay. No outside toilet shall be constructed or permitted on any lot.
6. No horse, cow, hog, goat or other live stock shall be kept or maintained on said property or any portion thereof, nor shall any chicken yard be maintained thereon. No land occupant in the tract shall maintain any offensive or dangerous animals.
7. No noxious, offensive, or illegal activities shall be carried on any lot, nor shall anything be done on any lot that shall be or become unreasonable annoyance or nuisance to the neighborhood.
8. No trash, ashes, garbage or other refuse shall be dumped or stored or accumulated on any lot in the subdivision. No outside burning of trash, garbage or household refuse shall be permitted.
9. No stripped, partially wrecked, or junk motor vehicle, or part therefor, shall be permitted to be parked or kept on any street or lot.
10. No above ground structure (except approved fences or walls) may be constructed or placed on any lot unless constructed or placed on any lot unless such structure is not less than forty (40) feet from the front line of any platted lot, ten (10) feet from each lot side line and thirty (30) feet from rear line.

93709

11. Easments and right of way over any lot (not exceeding fifteen (15) feet) shall be permitted for, electric power and other utilities, also radio and television cables and storm and sanitary sewers.

Joe M. Farlow
Joe M. Farlow

Diane H. Farlow
Diane H. Farlow

Archie B. Priest
Archie B. Priest

Mary Lou T. Priest
Mary Lou T. Priest

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

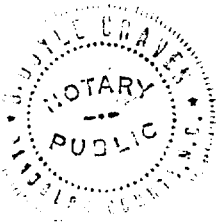
I, B. Doyle Craven, a Notary Public of said County, do hereby certify that JOE M. FARLOW and wife DIANE H. FARLOW, ARCHIE B. PRIEST and wife MARY LOU PRIEST, personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

Witnessed my hand and notarial seal this the 12th day of November, 1990.

B. Doyle Craven
Notary Public

My Commission expires:

5-1-91



NORTH CAROLINA — Randolph County

The foregoing certificate(s) of B. Doyle Craven, NP

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1279, Page 793, This 13th day of November, 19 90 at 2:45 o'clock P M.

Ann Shaw, Register of Deeds
By Archie Baynes, Register of Deeds