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STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

RESTRICTIVE COVENANTS

THESE RESTRICTIVE COVENANTS, made this the 26th day of June, 1991,
by DONALD W. LANIER and wife, CHERYL K. LANIER, of Randolph County, North
Carolina;

W I T N E S S E T H:

That Donald W. Lanier and wife, Cheryl K. Lanier are the owners-
developers of that certain real property in Cedar Grove Township, Randolph
County, North Carolina, and now duly platted as Cedar Grove Woods, Section 3,
Map 3, which said plat is now recorded in the office of the Register of Deeds
of Randolph County, North Carolina in Plat Book 32, Page 96.

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 Restrictive 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 1100 square feet of heated living area.
2. All houses shall be built at least fifty (50) feet from the front right of way line and at least thirty-five (35) feet from the side property line.
3. No manufacturing or commercial enterprise, or enterprises of any kind for profit shall be maintained upon, in front of, or in connection with any of the lots in said subdivision, nor shall said lots in any way be used for other than strictly residential purposes.
4. No manufactured or mobile homes are permitted on this property whether on permanent foundation or not. All homes must be site built homes. No

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structures other than single family site-built homes are permitted on the property. There shall be no multi-family dwelling structures erected on the property.

- 5. No cattle, swine, fowl, goat or other livestock shall be kept and maintained upon the premises for commercial purposes. It shall be permissible to keep up to three cows, three goats, or three of any other livestock, except swine, and keep up to fifteen chickens for domestic use only and by occupants of the dwelling on the lots only
- 6. No metal fence can be located closer to the road than the front building line of the residence.
- 7. Foundation walls shall not have any exposed concrete blocks.
- 8. No sign board 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.
- 9. No nuisance, or offensive, noisy, or illegal trade, calling, or transaction 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.
- 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 June 1, 2011.

IN WITNESS WHEREOF, Donald W. Lanier and wife, Cheryl K. Lanier, have executed these Restrictive Covenants the day and year first above written.

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Donald W. Lanier (SEAL)
Donald W. Lanier

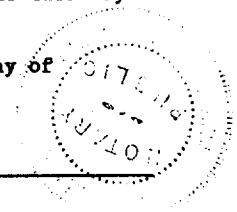
Cheryl K. Lanier (SEAL)
Cheryl K. Lanier

NORTH CAROLINA, Randolph County.

I, a Notary Public of the County and State aforesaid, certify that Donald W. Lanier and wife, Cheryl K. Lanier, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 27 day of June, 1991.

Olivia Russell
Notary Public



My commission expires: June 27, 1993

NORTH CAROLINA — Randolph County

The foregoing certificate(s) of Olivia Russell, NP

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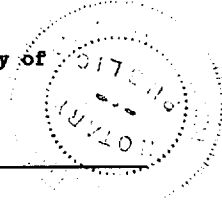
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Olivia Russell
Notary Public



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NORTH CAROLINA — Randolph County

The foregoing certificate(s) of Olivia Russell, NP

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1302
Page 1868, This 28th day of June, 19 91 at 9:51 o'clock A M.

Ann Shaw, Register of Deeds
By Cookie Baynes Deputy Register of Deeds