

James E. Gill, Jr. - P.O. Box 2756 10.⁸⁰
High Point, NC
27261

NORTH CAROLINA

RANDOLPH COUNTY

BLANKET RESTRICTIVE COVENANTS COVERING THE USE
OF PROPERTY LOCATED IN THE SUBDIVISION KNOWN
AS "BOBBY G. EARNHARDT, JR." recorded in Plat
Book 33 at Page 100 in the Office of the
Register of Deeds for Randolph County.

KNOW ALL MEN BY THESE PRESENTS: That Bobby G. Earnhardt, Jr.
and wife, Gina L. Earnhardt; owners and developers of the
Subdivision known as "BOBBY G. EARNHARDT, JR.", a map of which is
duly recorded in the Office of the Register of Deeds for Randolph
County in Plat Book 33 at Page 100 do hereby covenant and agree
with all other persons, firms or corporations now owning or
hereafter acquiring any property in said subdivision, that all lots
therein now owned by them are hereby subjected to the following
restrictions as to the use thereof, running with said property by
whomsoever owned, to wit:

1. All lots in said subdivision shall be known, described and
used as residential lots only. No structure shall be erected,
altered, placed or permitted to remain on any of said lots, other
than one detached single family dwelling, not to exceed two and
one-half stories in height, and a private garage and other
outbuildings incidental to the residential use of said lots; said
garage and other outbuildings to be architecturally harmonious with
the dwelling upon such lots.

2. No residence shall be built upon less than a minimum of
one (1) lot as set out on the plat heretofore referred to. No
residence shall be built with less than 1000 square feet of floor
space exclusive of carports, porches or garages.

3. There shall be junk automobiles or debris remaining on the
property at any time.

4. No imitation or asbestos siding may be used and no cement
blocks shall be left showing from the outside appearance. For the
purpose of this covenant aluminum siding and vinyl siding are not
considered imitation siding.

5. The minimum building line and side line restrictions shall
be as set out on the recorded plat.

6. No animals or livestock shall be kept on any lot except
that domestic or household pets may be kept provided they are not
raised or kept for commercial use.

7. No obnoxious or offensive affairs or activities that shall
become an annoyance to the neighborhood shall be permitted.

8. No bill boards or signs shall be erected or allowed to

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remain on said property except "For Sale" signs or "For Rent" signs, and these shall not exceed three feet in length and two feet in width.

9. These covenants shall run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

10. The developers, together with the owners of the adjacent lots on each side may waive any minor violations of these covenants. What is a minor violation is in the sole discretion of the subdividers. In the event the adjacent land owner and the developer are not able to agree then the decision shall be solely made by the subdividers or their heirs, successors or assigns. Such waiver shall be in writing suitable for recording in the Office of the Register of Deeds for Randolph County; by such waiver, subdividers shall incur no liability.

11. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

12. Invalidation of any one of these covenants by judgment or court order shall in no way effect any of the other provisions which shall remain in full force and effect.

13. All fences installed on these lots shall be approved in writing by an instrument qualified to be recorded in the Office of the Register of Deeds for Randolph County and approved by at least one of the Owners set out in this instrument.



Bobby G. Earnhardt, Jr. (SEAL)



Gina L. Earnhardt (SEAL)

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NORTH CAROLINA
GUILFORD COUNTY

I, Michelle R. Blevins, a Notary Public of the County and State aforesaid, certify that Bobby G. Earnhardt, Jr. and wife, Gina L. Earnhardt, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this 19 day of November, 1991.

Michelle R. Blevins
Notary Public

My Commission Expires: 11-16-94

MICHELLE R. BLEVINS
NOTARY PUBLIC
GUILFORD COUNTY, NC
Commission expires 11-16-94

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NORTH CAROLINA — Randolph County

The foregoing certificate(s) of Michelle R. Blevins, N.P.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1312,
Page 1633, This 4th day of December, 19 91 at 11:50 o'clock A. M.

Ann Shaw, Register of Deeds
By Krista Lowe, Deputy Register of Deeds