

Neal Craven

NORTH CAROLINA

RANDOLPH COUNTY

001188

RESTRICTIVE COVENANTS

12th

THESE RESTRICTIONS, Made this 4th day of September, 1991, by and between GLICO, 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; hereinafter referred to as developers and the undersigned who are purchasers of Lots in Fieldcrest, Section 2 as shown on plat in Plat Book 33, Page 52, Randolph County Registry.

W I T N E S S E T H:

THAT WHEREAS, GLICO, 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, Section 2, consisting of Lot Nos. 6 - 18, said plat being recorded in Plat Book 33, Page 52, Randolph County Registry. These restrictions shall not apply to any of the other lands in Deed Book 1256, Page 1034, except Lots 6 - 18 of Plat Book 33, Page 52.

That said developers and owners, 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 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.
- (j) No offensive activity that may become a nuisance or annoyance to the neighborhood shall be conducted, allowed or maintained on the property.

These restrictions shall be valid and binding as to each lot owned by any owner executing these restrictions, notwithstanding the failure of any one or more owners to execute these restrictions.

113432

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

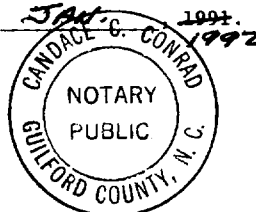
NORTH CAROLINA

RANDOLPH COUNTY

I, CANDACE C. CONRAD, 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 16 day of JAN. 1992

Candace C. Conrad
Notary Public



My commission expires: 12-20-93

Linda Hobart Bryges (SEAL)
Lot Owner, Lot # 6

Lot Owner, Lot # _____ (SEAL)

Sage Hank Brown (SEAL)
Lot Owner, Lot # 15

Lot Owner, Lot # _____ (SEAL)

Darlene S. Brown (SEAL)
Lot Owner, Lot # 15

Lot Owner, Lot # _____ (SEAL)

Jimmy Edwin Breedler (SEAL)
Lot Owner, Lot # 12

Lot Owner, Lot # _____ (SEAL)

Patry Rich Breedler (SEAL)
Lot Owner, Lot # 12

Lot Owner, Lot # _____ (SEAL)

William H. Coker (SEAL)
Lot Owner, Lot # 17

Lot Owner, Lot # _____ (SEAL)

Nancy C. Coker (SEAL)
Lot Owner, Lot # 17

Lot Owner, Lot # _____ (SEAL)

Jim Cashwell (SEAL)
Lot Owner, Lot # 14

Lot Owner, Lot # _____ (SEAL)

Sandra Cashwell (SEAL)
Lot Owner, Lot # 14

Lot Owner, Lot # _____ (SEAL)

NORTH CAROLINA

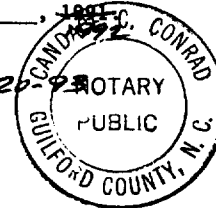
RANDOLPH COUNTY

I, CANDACE C. CONRAD, a Notary Public for said County and State, do hereby certify that LINDA MADNOTT BRIDGES personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 16 day of JAN., 1991.

Candace C. Conrad
Notary Public

My commission expires: 12-20-93



NORTH CAROLINA

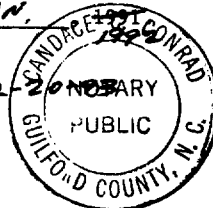
RANDOLPH COUNTY

I, CANDACE C. CONRAD, a Notary Public for said County and State, do hereby certify that LARRY HAROLD BROWN personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 16 day of JAN., 1991.

Candace C. Conrad
Notary Public

My commission expires: 12-20-93



NORTH CAROLINA

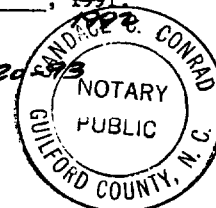
RANDOLPH COUNTY

I, CANDACE C. CONRAD, a Notary Public for said County and State, do hereby certify that DARLENE S. BROWN personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 16 day of JAN., 1991.

Candace C. Conrad
Notary Public

My commission expires: 12-20-93



NORTH CAROLINA

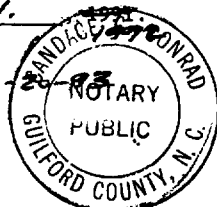
RANDOLPH COUNTY

I, CANDACE C. CONRAD, a Notary Public for said County and State, do hereby certify that JIMMY EDWIN STEADLOVE personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 16 day of JAN., 1991.

Candace C. Conrad
Notary Public

My commission expires: 12-20-93



NORTH CAROLINA

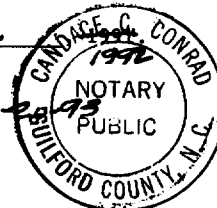
RANDOLPH COUNTY

I, CANDACE C. CONRAD, a Notary Public for said County and State, do hereby certify that PATSY RUTH BREEDLOVE personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 16 day of JAN., 1991.

Candace C. Conrad
Notary Public

My commission expires: 12-20-93



NORTH CAROLINA

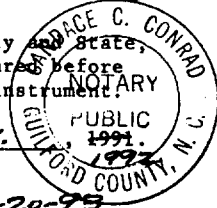
RANDOLPH COUNTY

I, CANDACE C. CONRAD, a Notary Public for said County and State, do hereby certify that WILLIAM A. COOPERMAN personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 16 day of JAN., 1991.

Candace C. Conrad
Notary Public

My commission expires: 12-20-93



NORTH CAROLINA

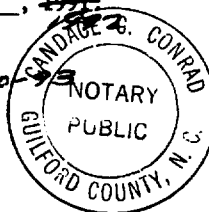
RANDOLPH COUNTY

I, CANDACE C. CONRAD, a Notary Public for said County and State, do hereby certify that NANCY C. COKEHAM personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 16 day of JAN., 1991.

Candace C. Conrad
Notary Public

My commission expires: 12-20-93



NORTH CAROLINA

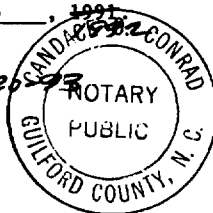
RANDOLPH COUNTY

I, CANDACE C. CONRAD, a Notary Public for said County and State, do hereby certify that TIM CASHWELL personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 16 day of JAN., 1991.

Candace C. Conrad
Notary Public

My commission expires: 12-20-93



NORTH CAROLINA

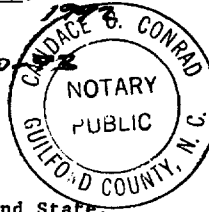
RANDOLPH COUNTY

I, CANDACE C. CONRAD, a Notary Public for said County and State, do hereby certify that SANDRA CASHWELL personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 16 day of JAN., 1991.

Candace C. Conrad
Notary Public

My commission expires: 12-20-93



NORTH CAROLINA

RANDOLPH COUNTY

I, _____, a Notary Public for said County and State, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this ____ day of _____, 1991.

Notary Public

My commission expires:

NORTH CAROLINA

RANDOLPH COUNTY

I, _____, a Notary Public for said County and State, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this ____ day of _____, 1991.

Notary Public

My commission expires:

NORTH CAROLINA — Randolph County

The foregoing certificate(s) of

Candace C. Conrad, NP

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1315, Page 1188, This 16th day of January, 1992 at 9:51 o'clock A. M.

Ann Shaw, Register of Deeds

By Cookie Baynes Register of Deeds

Notary Public

My commission expires: