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NORTH CAROLINA

RESTRICTIVE COVENANTS

RANDOLPH COUNTY

KNOW ALL MEN BY THESE PRESENTS, that Craven, Kearns and McDowell, a North Carolina General Partnership is the owner and developer of a tract or parcel of land containing approximately 281.331 acres in Richland Township as described in the deed in Book 1298, Page 1019, Randolph County Registry, which property shall be subdivided and all parcels in said subdivision or any portion of said property are hereby subject to the following restrictions as to the use thereof:

The restrictions imposed hereby are as follows:

- (1) There shall be no outside toilets on any portion of the above property, but all residences shall provide sewage disposal through the use of approved underground sanitary sewage system. This property shall be used for single family purposes only.
- (2) No swine, poultry, swine pens or enclosures or poultry houses or any commercial operations involving swine or poultry nor any hobbies, nor any pet operations or business involving pets for sale shall be permitted or allowed to continue on these premises.
- (3) No junk cars shall be kept on any portion of the property and no junk yard of any kind shall be maintained on the premises.

Randolph County's Minimum Zoning Requirements with respect to mobile homes in mobile home subdivisions are incorporated herein by reference. As the Zoning Requirements change or are modified or amended, these restrictions shall be deemed modified or amended accordingly. At the present time, the following Zoning Requirements are in force and applicable:

- a) The home must be attached to the ground (after removal of the wheels and axles) either by use of permanent masonry material or by use of a manufacturer's unified vinyl enclosure.
- b) Have a minimum roof pitch of 2.2 feet for every 12 feet.
- c) Meet or exceed mobile home construction standards of U.S. Department of Housing and Urban Development.

No manufactured unit or home shall be more than 10 years old when placed on any tract or parcel of land in said subdivision.

IN WITNESS WHEREOF, Craven, Kearns and McDowell, a NC General Partnership, has caused these restrictive covenants to be executed by the general partners on this 29 day of

January, 1992.

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CRAVEN, KEARNS & MCDOWELL, a NC General Partnership.

BY: Phillip R. Craven (SEAL)
Phillip R. Craven, Partner

BY: W. Reid Kearns (SEAL)
W. Reid Kearns, Partner

BY: Herman K. McDowell, Jr. (SEAL)
Herman K. McDowell, Jr., Partner

NORTH CAROLINA

RANDOLPH COUNTY

002138

I, Diana Thomas Arnold, a Notary Public for said County and State, do hereby certify that Phillip R. Craven, W. Reid Kearns and Herman K. McDowell, Jr., General Partners, personally came before me this day and acknowledged the due execution of the foregoing instrument.

This 29 day of January, 1992.

My Commission Expires: 12 31 95 Diana Thomas Arnold
Notary Public



NORTH CAROLINA — Randolph County

The foregoing certificate(s) of Diana Thomas Arnold NP

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1317,
Page 2137, This 14 day of February, 19 92 at 4:18 o'clock p M.

Ann Shaw, Register of Deeds
By Debbie Green, Deputy Register of Deeds