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THESE PROTECTIVE COVENANTS, made this the 9th day of April, 1992, by BARBARA P. ELLER and husband, JOHN ELLER, BONNIE P. TUCKER (widow) and ESTELLE P. BRANSON and husband, CHESTER F. BRANSON, all of Randolph County, North Carolina;

WITNESSETH:

THAT Barbara P. Eller, Bonnie P. Tucker and Estelle P. Branson, are the owners-developers of the certain real property located in Richland Township, Randolph County, North Carolina, and now duly platted as GEORGE AND BERNICE POOLE ESTATE, which said plat is recorded in the office of the Register of Deeds of Randolph County, North Carolina, in Plat Book 34, at Page 22; and

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THAT the owners-developers hereby make the following declaration as to limitation, restrictions and uses to which all lots in said subdivision may be put, hereby specifying that said declaration shall constitute covenants to run with the lots in said subdivision and shall be binding on all parties, corporations, 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 subdivisions 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 residential purposes shall not be permitted.

The Protective Covenants are as herein specified:

1. The property shall be used for residential purposes only.
2. Only single family dwellings shall be permitted. No duplex house units.
3. No residence shall be built that shall contain less than 1,500 square feet of heated floor space exclusive of carports, porches and garages. In case of residences of more than one story, the ground floor must contain a minimum of 900 square feet.
4. No structures shall be built with cement or concrete blocks left showing from the outside appearance.
5. No imitation brick siding shall be used, nor shall be permitted. No asbestos shingles.
6. No mobile homes shall be permitted.
7. No shell homes of a temporary character shall be permitted.
8. No lot or part of a lot shall be used for access to property adjoining George and Bernice Poole Estate, except that which is designated by George and Bernice Poole Estate.
9. No unlicensed or junked vehicles shall be permitted on any lot.

NORTH CAROLINA — Randolph County

The foregoing certificate(s) of Kimberly S. Routh, N.P.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1323, Page 1239, This 15 day of April, 19 92 at 11:36 o'clock A. M.

Ann Shaw, Register of Deeds
Christa Lowe Deputy Register of Deeds 119053

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

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

12. All sewage disposal shall be made through the use of approved septic tanks.

13. The foregoing covenants, restrictions, and conditions shall run with the land and shall be kept, observed, and performed by the parties charged therewith for a period of thirty (30) years from the date of recording of this Declaration of Protective Covenants.

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

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

Said covenants shall be binding upon the present owners-developers, their successors, heirs, and assigns, and shall be covenants running with the land and binding on all future owners. These protective covenants shall be in full force and effect for the period of time ending April 9, 2022.

IN WITNESS WHEREOF, Barbara P. Eller and husband, John Eller; Bonnie P. Tucker (widow); Estelle P. Branson and husband, Chester F. Branson have hereunto set their hands and seals to these Protective Covenants as of the day and year first above written.

Barbara P. Eller (SEAL)
Barbara P. Eller

John Eller (SEAL)
John Eller

Bonnie P. Tucker (SEAL)
Bonnie P. Tucker

Estelle P. Branson (SEAL)
Estelle P. Branson

Chester F. Branson (SEAL)
Chester F. Branson

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

I, Kimberly S. Routh, a Notary Public in and for said County and State aforesaid, do hereby certify that Barbara P. Eller and husband, John Eller; Bonnie P. Tucker (widow); and Estelle P. Branson and husband, Chester F. Branson, personally appeared before me this day and acknowledged the due execution of the foregoing Protective Covenants for the purposes therein expressed.

WITNESS my hand and notarial seal, this the 9th day of April, 1992.

My commission expires:

10/01/95

Kimberly S. Routh (SEAL)
Notary Public

