

North Carolina
Randolph County

BLANKET RESTRICTIVE COVENANTS COVERING THE USE OF PROPERTY
LOCATED IN THE SUBDIVISION KNOWN AS "CAROLINA ACRES" recorded
in Plat Book 35 at Page 52 in the Office of the Register of
Deeds for RANDOLPH County.

KNOW ALL MEN BY THESE PRESENTS: That Russell Joe Hoffman and wife,
Charlotte B. Hoffman; owners and developers of the Subdivision known as
"CAROLINA ACRES", a map of which is duly recorded in the Office of the
Register of Deeds for Randolph County in Plat Book 35 at Page 52 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:

342 PG 1165
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1. No lot shall be used for commercial purposes. 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 1100 square feet of floor space exclusive of carports, porches
or garages. No one story residence shall be built that shall have less than
1100 square feet of floor space on the first floor, exclusive of carports,
porches, or garages. No one and one-half story or split level residence shall
be built that shall have less than 700 square feet of floor space on the first
floor, exclusive of carports, porches, or garages. No two story residence
shall be built that shall have less than 800 square feet of floor space on
the first floor, exclusive of carports, porches, or garages.

3. There shall be no junk vehicles allowed on the property.

4. There shall be no single-wide mobile homes allowed on this property
in any shape or form.

5. No imitation or asbestos siding may be used and no cement blocks can
be left showing from the outside appearance. All foundations must consist of
regular size brick, this to include the main residence and all out-buildings.
All brick foundations must be at least a curtain wall with no piers exposed.
The foundation must be completed within three months after the home is
placed on the lot.

6. An easement for installation and maintenance of utilities is hereby
reserved along the front of each lot. Said easement shall be 10 feet in
width.

7. The minimum set-back restriction on all lots in this Subdivision
shall be 65 feet from the front property line and the minimum side line
restriction shall be 10 feet.

8. 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.

RESTRICTIVE COVENANTS FOR "CAROLINA ACRES" - continued

9. Fences may be used on these restricted lots in the following manner:

1. From the rear of the house to the back of the lot chain link fences and decorative fences not to exceed 4 feet in height are permissible; however, these fences may not be solid.

2. From the rear of the house to the front lot line only rail fences 36 inches high are permitted.

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

11. No lot shall be used for the purpose of raising a garden before or after the construction of the residence, except that after a residence has been built, a small garden for the purpose of raising vegetables not to be sold shall be allowed.

12. No lot, or part of a lot shall be used as a street for access to property adjoining "Carolina Acres" without the approval of the developers "Carolina Acres".

13. No lot shall be used for the purpose of storage, except that building materials to be used in the construction of a residence for that particular lot may be kept for a period not to exceed six (6) months. All building must be completed within 6 months from start to finish.

14. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period 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 the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

15. 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.

16. 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.

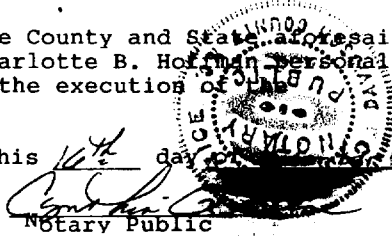
17. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Russell Joe Hoffman (SEAL) Charlotte B. Hoffman (SEAL)
Russell Joe Hoffman Charlotte B. Hoffman

NORTH CAROLINA
Davidson County

I, Cynthia R. Rice, a Notary Public of the County and State of North Carolina, certify that Russell Joe Hoffman and wife, Charlotte B. Hoffman personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this 14th day of November, 1992.
My Commission Expires:



NORTH CAROLINA — Randolph County

The foregoing certificate(s) of Cynthia R. Rice, NP

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1342
Page 1165, This 14th day of November, 19 92 at 2:26 o'clock P. M.

Ann Shaw, Register of Deeds
By Renee Baldwin, Deputy Register of Deeds