

Mail - Jack Scott 1053 Freedom State St. Asheville, N.C.

NORTH CAROLINA

RANDOLPH COUNTY

RESTRICTIVE COVENANTS

BK 1348 PG 1518

Cecil Sewell and wife, Carrie W. Sewell, both of Asheboro, Randolph County, North Carolina, first being duly sworn, say: That they are citizens of Randolph County, North Carolina, and that they are the owners of a certain parcel of land which is located in the "FREEDOM PARK" sub-division and being specifically described as that portion of the Staley lands subdivided by the above owners, and being that land which lies on the west side of the Cox Road in "FREEDOM PARK" sub-division, and further being Lots Number 01 thru 397 as shown on the map or plat as prepared by Registered Surveyor, Clotus Craven.

That affiants in order to promote a well classified and regulated residential district upon said parcel of land hereinabove specified as being in said "FREEDOM PARK" sub-division do place upon the hereinabove described property the restrictions as hereinafter stipulated and set forth:

1. That these restrictions herein shall apply to all of those lots, tracts or parcels of land hereinbefore referred to and listed above.
2. That the property hereinabove described shall be used for residential purposes only, provided that this shall not apply to Churches or Schools; and provided further that no residence shall be constructed upon any lot containing a land area of less than 20,000 sq. ft.; and provided further that each residence of ONE THOUSAND SQUARE FEET OF LIVING AREA (1,000 sq. ft.) on the first floor exclusive of porches, carports and garages. The term living area must also be heated area of the dwelling.
3. No residence or building of any kind erected on the property shall be nearer the front property lines on any street than forty(40) feet, no nearer either of the side property lines of a building lot then ten (10) feet, provided that this section shall not apply to garages and outside utility houses which are erected in the rear of the residences and dwelling.
4. That all sewage disposal shall be made through the use of approved septic tanks, and no outside toilets will be permitted.
5. That no swine enclosure can be built or maintained in the area, and that no swine may be kept in "FREEDOM PARK".

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BK 1348 PG 199

6. No Shell Homes will be allowed to be built in the area.

7. No house trailers may be parked or maintained in the area.

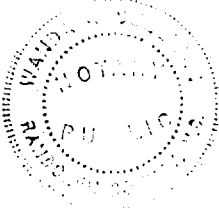
8. That there shall be no cement or cinder blocks visible in any home erected in the area, except that such blocks may be visible in the foundation, and utility buildings, well houses and the like may be constructed of block, but must be painted.

9. No junk automobiles will be allowed to be parked on any property in "FREEDOM PARK", nor will any other outright "junk" condition be allowed to exist that would mar the beauty of this development.

The above covenants and conditions are placed on the property and parcel hereinabove specified and set forth as a part of a general scheme or plan of development for the benefit of all owners of the property hereinabove specified within said "FREEDOM PARK" sub-division, and said covenants are and shall be binding upon the present owners of said lands, their successors, heirs and assigns, and shall be covenants running with the land, binding on all future owners of said land or any part or portion thereof.

This agreement to be in full force and effect until June 1, 2023.

This the 2nd day of February 1993.



Cecil Sewell (SEAL)

Carrie W Sewell (SEAL)

Subscribed and sworn to before me this 3rd day of February 1993.

Wanda A Sullivan
NOTARY PUBLIC

My commission expires: 11-26-94.

NORTH CAROLINA — Randolph County

The foregoing certificate(s) of Wanda A. Sullivan, N.P.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1348, Page 1518, This 5 day of February, 19 93 at 9:06 o'clock A M.

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