

PREPARED BY: O'BRIANT, O'BRIANT, BUNCH, WHATLEY & ROBINS,
Attorneys, Asheboro, North Carolina 27203

NORTH CAROLINA

RESTRICTIVE COVENANTS

RANDOLPH COUNTY

May THESE RESTRICTIVE COVENANTS, made this 4th of ~~April~~, 1993, by Phillip R. Craven and wife, Karen C. Craven Larry J. Richardson and wife, Cathie N. Richardson; and Larry Ray Meadows, Jr. and wife, Angelia T. Meadows, all of Randolph County, North Carolina

WITNESSETH:

THAT Phillip R. Craven and wife, Karen C. Craven and Larry J. Richardson and wife, Cathie N. Richardson are the Owners-Developers of that certain real property located in Providence Township, Randolph County, North Carolina, now duly platted as MEADOWS COUNTRY ESTATE, which said plat is recorded in the Office of the Register of Deeds of Randolph County, North Carolina in Plat Book 37, Page 17; and that Larry Ray Meadows, Jr. and wife, Angelia T. Meadows are the Owners of Lot No. 3 of said subdivision;

THAT the Owners-Developers and Larry Ray Meadows, Jr. and wife, Angelia T. Meadows, 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 subdivision 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:

- a) The property shall be used for residential purposes only, and any residence so erected shall contain a minimum of four (4) rooms, plus one bath.
- b) All residences shall be constructed at least thirty-five (35) feet from the front property lines, at least then (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.

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e) 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.

f) 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.

g) No poultry or swine shall be kept or maintained upon the premises and no poultry or swine houses or facilities shall be constructed on or allowed to remain on the property. Horses shall be permitted on any lot.

h) No nuisance or offensive, noisy or illegal trade, activity, calling or transaction shall be done, suffered or permitted upon the lands in said subdivision nor shall any lot or part of said subdivision be used or occupied injuriously to affect the use, occupation or value of the adjoining or adjacent premises for residential purposes or the neighborhood wherein said premises are situated.

i) Developers hereby reserve the right to construct a street or road to subdivision specifications over any lot developed in this property to any other land or lands now owned or later acquired by the Developers for access purposes; provided, however, this right is restricted to the Developers and includes any lots which they may re-acquire after having been conveyed off. No third party grantee other than the Developers or their heirs and assigns may use any portion of the described lots for road purposes. This reservation shall apply only to lots owned by the Developers either prior to the initial sale or if re-acquired by them or previously laid out in the subdivision plans.

Said covenants shall be binding upon the present Owners-Developers, their successors, heirs and assigns, and Larry Ray Meadow, Jr. and wife, Angelia T. Meadows, their successors, heirs and assigns, and shall be covenants running with the land and binding on all future owners.

IN WITNESS WHEREOF, Phillip R. Craven and wife, Karen C. Craven and Larry J. Richardson and wife, Cathie N. Richardson, Owners-Developers; and Larry Ray Meadows, Jr. and wife, Angelia T. Meadows, Owners of Lot 3, have hereunto set their hands and seals to these Restrictive Covenants as of the day and year first above written.

Phillip R. Craven (SEAL)
Phillip R. Craven

Larry J. Richardson (SEAL)
Larry J. Richardson

Karen C. Craven (SEAL)
Karen C. Craven

Cathie N. Richardson (SEAL)
Cathie N. Richardson

Larry Ray Meadows, Jr. (SEAL)
Larry Ray Meadows, Jr.

Angelia T. Meadows (SEAL)
Angelia T. Meadows

NORTH CAROLINA

RANDOLPH COUNTY

I, a Notary Public for said County and State, do hereby certify that Phillip R. Craven and wife, Karen C. Craven, personally came before me this day and acknowledged the due execution of the foregoing instrument.

This 12th day of April, 1993.

My commission expires: 3-24-96

Camden S. Dunn
Notary Public

NORTH CAROLINA

RANDOLPH COUNTY

I, a Notary Public for said County and State, do hereby certify that Larry J. Richardson and wife, Cathie N. Richardson, personally came before me this day and acknowledged the due execution of the foregoing instrument.

This 3rd day of ~~April~~^{May}, 1993.

My commission expires: 3-24-96

Camden S. Dunn
Notary Public

NORTH CAROLINA

RANDOLPH COUNTY

I, a Notary Public for said County and State, do hereby certify that Larry Ray Meadows, Jr. and wife, Angelia T. Meadows, personally came before me this day and acknowledged the due execution of the foregoing instrument.

This 4th day of ~~April~~^{May}, 1993.

My commission expires: 3-24-96

Camden S. Dunn
Notary Public

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NORTH CAROLINA — Randolph County

The foregoing certificate(s) of Camden S. Dunn, NP

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1356,

Page 143, This 4 day of May, 19 93 at 3:05 o'clock P M.

By Ann Shaw, Register of Deeds
Ru Ann Smith Deputy Register of Deeds