

Tom

NORTH CAROLINA

RESTRICTIVE COVENANTS

8

RANDOLPH COUNTY

Phillip R. Craven and wife, Karen C. Craven, first being duly sworn, depose and say:

(1) That they are citizens and residents of Randolph County, North Carolina, and are the owners of a tract or parcel of land located in Tabernacle Township, Randolph County, North Carolina, which has been subdivided, a plat of said subdivision being entitled "Mt. Shepherd Acres" and being recorded in Plat Book 36, Page 100, in the Office of the Register of Deeds of Randolph County.

(2) That the said owners, in order to promote a well classified and regulated residential subdivision, do hereby place upon said property the following restrictive covenants:

a) This property shall be for residential uses only. All residences thereon shall consist of at least four (4) rooms, plus one (1) bath and shall have a minimum of one thousand (1,000) square feet of enclosed floor space, exclusive of breezeways and garages.

b) All residences shall be constructed at least thirty (30) feet from the front property lines, at least ten (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.

e) No house trailer or manufactured home, less than twelve (12) feet in width or less than forty-eight (48) feet in length, nor any house trailer or manufactured home that is not in good repair or over ten years old shall be placed upon the property. This does not mean any home has to be removed when it becomes ten years old. No home manufactured prior to January 1, 1983 shall be placed or allowed to remain on any lot.

f) All house trailers and manufactured homes being placed on any lot must be masonry foundations or have vinyl underpinning within ninety (90) days.

g) 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.

h) 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.

i) No poultry or swine shall be kept on or allowed to remain on the property, and no poultry or swine houses or facilities shall be constructed on or allowed to remain on the property.

BK 1361661543

145005

j) Tracts containing more than 10 acres may keep livestock thereon for personal use but not for commercial use.

k) No offensive activity that may become a nuisance or annoyance to the neighborhood shall be conducted, allowed or maintained on the property.

This 1st day of ~~June~~<sup>July</sup>, 1993.

Phillip R. Craven (SEAL)  
Phillip R. Craven

Karen C. Craven (SEAL)  
Karen C. Craven

NORTH CAROLINA

RANDOLPH COUNTY

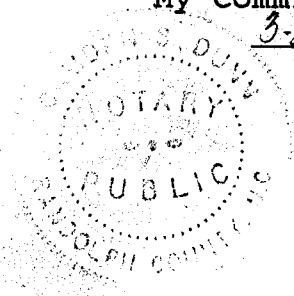
I, Camden S. Dunn, a Notary Public for said County and State, do hereby certify that Phillip R. Craven and wife, Karen C. Craven, personally came before me this day and acknowledged the due execution of the foregoing instrument.

This 1st day of ~~June~~<sup>July</sup>, 1993.

My Commission Expires:  
3-24-96

Camden S. Dunn  
Notary Public

681361601544



NORTH CAROLINA — Randolph County

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

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1361, Page 1543, This 1st day of July, 19 93 at 4:12 o'clock p. M.

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