

88-R-311-6

8.00

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

RESTRICTIVE COVENANTS

These Restrictive Covenants made this 28th day of July,
1993, by J. H. Pike and wife, Mabel W. Pike:

W I T N E S S E T H:

That J. H. Pike and wife, Mabel W. Pike are the owners and
developers of J. Land Estates Subdivision, Section 2, Map 2, as
shown on plat recorded at Plat Book 34, page 6, Randolph County
Registry.

That these Restrictive Covenants are placed upon the
aforesaid property in order to effectuate the well-classified,
orderly, and proper development of said lands as a residential
district with certain minimum standards;

NOW, THEREFORE, said owner of the aforesaid property does
hereby covenant and agree with all persons, firms, or
corporations hereinafter acquiring any property in said
Subdivision, that all lots in said Subdivision are hereby
subject to the following restrictions as to the use thereof:

1. The property described shall be used for residential
purposes only.
2. There shall be only one single family dwelling
constructed upon any one lot, and each dwelling shall contain a
minimum of 900 square feet of heated floor space. Any bi-level
or tri-level dwelling constructed upon the lots shall have a
minimum of 600 square feet of heated floor space on the main
level of the dwelling.
3. No building shall be constructed upon any lot nearer
than 30 feet to the front property line nor nearer than 10 feet
to any side property line.
4. All buildings constructed upon the lots shall be of
brick or german siding (including masonite) quality or better,
and shall be kept painted and in good repair. No cement block
or cinder block shall be exposed to view.
5. There shall be no shell homes, mobile homes, junk
vehicles, or any unsightly junk conditions permitted to remain
upon any lot.
6. No swine or bees shall be permitted upon or kept upon
any lot. No animals, livestock or poultry of any kind shall be
raised, bred, or kept upon any lot for any commercial
purposes. Dogs, cats, or other household pets, and livestock
other than swine may be kept provided that the facility to
contain any such animal or pet shall be kept in a neat and
sanitary condition and located in such a manner as to cause no
objectionable odor or unsanitary condition affecting adjoining
property owners in the Subdivision.

The above covenants are to run with the land and shall be
binding on all parties and all persons claiming under them for
a period of 30 years from the date these covenants are
recorded, after which time said covenants shall be

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automatically extended for successive periods of 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.

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

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.

IN WITNESS WHEREOF, the said owners have caused this document to be executed this 28th day of July, 1993.

J. H. Pike (SEAL)
J. H. PIKE

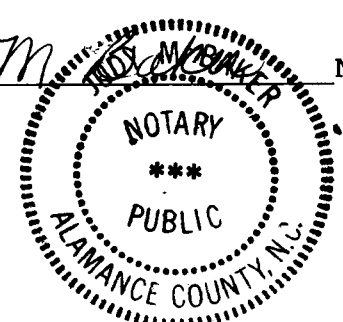
Mabel W. Pike (SEAL)
MABEL W. PIKE

NORTH CAROLINA
RANDOLPH COUNTY

I, a Notary Public in and for said County and State, do hereby certify that J. H. PIKE and wife, MABEL W. PIKE, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this 28th day of July, 1993.

Judy M. Baber N.P.

My Commission Expires:
June 2, 1996



BK 1363 PG 1902

NORTH CAROLINA — Randolph County
The foregoing certificate(s) of

Judy M. Baber, NP

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1363,
Page 1901, This 28 day of July, 1993 at 4:58 o'clock P M.

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