

12.00

NORTH CAROLINA

RANDOLPH COUNTY

RESTRICTIVE COVENANTS

GADDY PLACE
PHASE ONE

PLAT BOOK 38 PAGE 46

EX 1377 00375

KNOW ALL MEN BY THESE PRESENTS THAT B.D.C. ASSOCIATES INC., are the owners of the above captioned subdivision by virtue of a Deed recorded in Book 1367, Page 966, of the Randolph County Registry and are the developers of said subdivision; that the developer desires to provide a uniform scheme of development for said real property for the preservation of the neighborhood and orderly development of the subdivision for the mutual benefit of all land owners therein, both now and in the future; and pursuant to the scheme of development, the developer does hereby set forth the following restrictive covenants applicable to said lands upon the terms and conditions herein set forth. The restrictive covenants to run with the land are as follows:

1. This property shall be used for residential and street purposes only, and only single family dwellings shall be permitted upon any lot in the subdivision.
2. No residence shall be built in this subdivision that shall contain less than 1,550 square feet of heated floor space, exclusive of carports, porches and garages. However, as to any residence of more than one story, the ground floor of such residence shall contain a minimum of 850 square feet.
3. No structure shall be built leaving cement or concrete blocks visible from the roadside without express permission of the developer so long as the developer is living or these restrictive covenants remain in effect whichever time is shorter.
4. No imitation brick siding, nor asbestos shingles shall be used in the construction so as to be visible from the roadway serving or abutting the particular lot or lots without written express permission of the developer or the adjoining lot owners on each side of the lot being built upon if the developers are deceased.
5. No mobile homes or trailer homes shall be permitted on any lot in the subdivision, but recreational vehicles owned by the occupant of a complying residence upon any lot may be parked upon his or her premises so long as the same shall not be visible from the roadway abutting the said lot and no such recreational vehicle shall be used as living quarters upon the premises.
6. No home of a temporary character such as a basement only or tent shall be permitted upon any lot.
7. No junk automobiles shall be permitted to be stored or to remain on any lot.
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 or breeding provided that they are kept on the property and are not allowed to run loose unless accompanied by the owner.

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9. No obnoxious, noxious or offensive activities that might become an annoyance to the neighborhood shall be permitted upon any lot.

10. No lot shall be used for storage purposes, except that building materials to be used in the construction of a residence or other building upon a particular lot may be kept thereon for a period not to exceed six (6) months.

11. ALL CONSTRUCTION PLANS for homes and other buildings INCLUDING SETBACK LINES for the building from the front and side of the lot must be submitted to and approved by the developers in writing prior to the beginning of construction so long as either of the developers of GADDY PLACE, shall be living.

12. No lot, or part of a lot shall be used as a street for access to property adjoining the base tract from which GADDY PLACE is developed without express permission of the developer, or if developers should be deceased, without the express consent of the owners of the adjoining four lots, two on each side of the proposed road, after the death of the developers,

13. FENCES - NO fences shall be allowed in the front yard of any house or lot except split rail fences or such other fence as might be approved by the developer not inconsistent with the neighborhood or the intent and tenor of these restrictions. No chain link fences or other fences over four feet high shall be allowed in the back or side yards; and NO SOLID FENCES of any kind shall be permitted within the subdivision. Fences in keeping with these restrictions shall be allowed by the express written permission of the developer only.

14. All sewage disposal shall be made through the use of facilities approved by the Randolph County Health Department or by public or governmental sewage disposal system.

15. No lot shall be used for the raising of a garden before or after construction of a residence thereon, except that after a residence has been built, a small garden for growing vegetables for non commercial use, shall be allowed.

16. Concrete or asphalt driveways will be required on all driveways within a reasonable length of time after the home is occupied. The length of time will be determined by the developer.

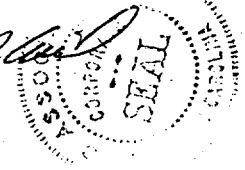
17. IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seal this 29th date of November 1993.

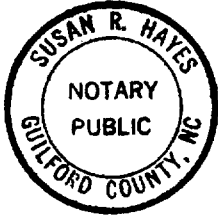
B.D.C. Associates Inc.

B. D. C. Associates Inc.
President

ATTEST:

Secretary *Harold D. ...*





SEAL-STAMP

NORTH CAROLINA Guilford County,
 I, a Notary Public of the County and State aforesaid, certify that Harold O. Cecil
 personally came before me this day and acknowledged that he is _____ Secretary of
B.D.C. Associates, Inc. a North Carolina corporation, and that by authority duly
 given and as the act of the corporation, the foregoing instrument was signed in its name by its
 President, sealed with its corporate seal and attested by himself as its _____ Secretary.
 witness my hand and official stamp or seal, this 30th day of November 19 93
 My commission expires: 9-12-98 Susan R. Hayes Notary Public

BK 1377 PG 0377

The foregoing Certificate(s) of _____

 is/are certified to be correct. This instrument and this certificate are duly registered at this date and time and in the Book and Page shown on the first page
 hereof.
 _____ REGISTER OF DEEDS FOR _____
 COUNTY _____
 By _____ Deputy / Assistant - Register of Deeds

NORTH CAROLINA — Randolph County

The foregoing certificate(s) of Susan R. Hayes, NP

 is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1377,
 Page 375, This 3 day of December, 19 93 at 4:30 o'clock P M.
 _____ Ann Shaw, Register of Deeds
 By [Signature] Register of Deeds