

NORTH CAROLINA

RANDOLPH COUNTY

RESTRICTIVE COVENANTS

KINGSFIELD PHASE 3
SUBDIVISION

PLAT BOOK 43 PAGE 29

KNOW ALL MEN BY THESE PRESENTS THAT B.R & SHIRLEY S. CLODFELTER, are the owners of the above captioned subdivision by virtue of a Deed recorded in Book 160, Page 13, 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:

BK 1435 PG 0361

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 1,600 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 residence shall be built that has all vinyl exterior siding, 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 satellite dish that has a diameter of more than 18" shall be permitted on the property.
8. No junk automobiles shall be permitted to be stored or to remain on any lot.

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9. 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. No houses for pets shall be placed anywhere other than the back yard of the residence.

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

11. 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.

12. 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 KINGSFIELD, shall be living.

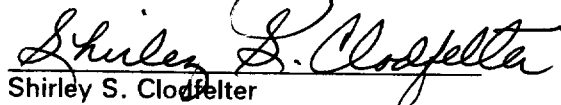
13. No lot, or part of a lot shall be used as a street for access to property adjoining the base tract from which KINGSFIELD is developed without express permission of the developer, or if developers should be deceased, without the express consent of the owners of the adjoining four lots, two on each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

14. 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.
h County Health Department or by public or governmental sewage disposal system.

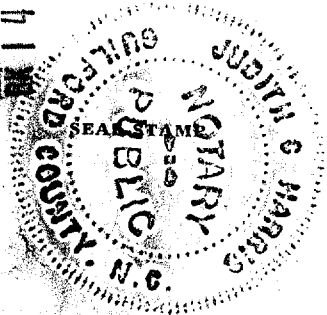
15. No lot shall be used for the raising of a garden before or after construction of a residence thereon, except that after a residence has been built, a small garden for growing vegetables for non commercial use, shall be allowed.

16. IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seal this 5 date of October, 1995.


B.R. Clodfelter


Shirley S. Clodfelter

1435 PG0363



NORTH CAROLINA, Guilford County.

I, a Notary Public of the County and State aforesaid, certify that B. R. Clodfelter and Shirley S. Clodfelter Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 5 day of October, 1995.

My commission expires: May 12, 1998 Judith C. Harris Notary Public

NORTH CAROLINA — Randolph County

The foregoing certificate(s) of

Judith Cecil Harris M.P.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1435, Page 361, This 5 day of October, 1995 at 3:48 o'clock P M.

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

The foregoing Certificate(s) of

is/are certified to be correct. This instrument and this certificate are duly registered at the 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