

✓ B.P. Clodfelter
2616 Serrate Drive
Carrboro, N.C. 27510

12.00

NORTH CAROLINA

RANDOLPH COUNTY

RESTRICTIVE COVENANTS

GADDY PLACE PHASE 3
SUBDIVISION

PLAT BOOK 43 PAGE 31

BK 1435 PG 0530

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 1,600 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.

4516156

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 GADDY PLACE , 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 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,

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.

15. 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.

16. 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.

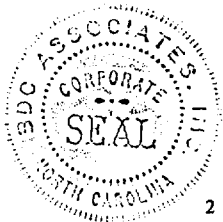
17. IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seal this date of _____.

B.D.C. Associates Inc.

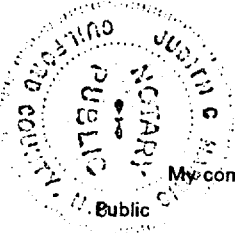
President

ATTEST:

Secretary



SEAL-STAMP NORTH CAROLINA, Guilford
County, I, a Notary Public of the County and State aforesaid, certificate
that Harold D. Cecil personally came before me this day and
acknowledged that he is Secretary of
BDC 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 him as its
 Secretary. witness my hand and official stamp or
seal, this 6 day of October 19 95



My commission expires: May 12, 1998 Judith Cecil Harris Notary

NORTH CAROLINA — Randolph County

The foregoing certificate(s) of Judith C. Harris, N.P.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1435
Page 530, This 6th day of October, 19 95 at 2:22 o'clock P M.

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

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of

is (are) certified to be correct. This instrument was presented for registration and recorded in this
book Page , This
day of , 19 at o'clock M.

Ann Shaw, Register of Deeds

By Register of Deeds