

Prepared by L. Allen Bullard, 707 S. Cox Street, Asheboro, NC 27203

NORTH CAROLINA

RANDOLPH COUNTY

RESTRICTIVE COVENANTS

These restrictions, made and entered into this 3rd day of October, 1995, by L. Allen Bullard and wife, Juanita L. Bullard; Machiko Nelson; Tina Cockerham Clark; David Charles Nelson and wife, Dawn M. Nelson; Kevin Gene Steelman and Christine E. Dunham; Jeffrey Thomas Callicutt and wife, Christie Teague Callicutt; ^{Daniel} ~~David~~ Alex Stickler; Evangel Christian Fellowship, (Gary N. Craven); Steven L. Stone and wife, Tena R. Stone; Ritchie Douglas Hogan of Randolph County, North Carolina;

WITNESSETH:

THAT WHEREAS, L. Allen Bullard and wife, Juanita L. Bullard; Machiko Nelson; Tina Cockerham Clark; David Charles Nelson and wife, Dawn M. Nelson; Kevin Gene Steelman and Christine E. Dunham; Jeffrey Thomas Callicutt and wife, Christie Teague Callicutt; ^{Daniel} ~~David~~ Alex Stickler; Evangel Christian Fellowship, (Gary N. Craven); Steven L. Stone and wife, Tena R. Stone; Ritchie Douglas Hogan are the owners of several parcels of land in Cedar Grove Township, Randolph County, North Carolina, more specifically described in the deed in Book 1395, Page 1510, Randolph County Registry, and

WHEREAS, L. Allen Bullard and wife, Juanita L. Bullard; Machiko Nelson; Tina Cockerham Clark; David Charles Nelson and wife, Dawn M. Nelson; Kevin Gene Steelman and Christine E. Dunham; Jeffrey Thomas Callicutt and wife, Christie Teague Callicutt; ^{Daniel} ~~David~~ Alex Stickler; Evangel Christian Fellowship, (Gary N. Craven); Steven L. Stone and wife, Tena R. Stone; Ritchie Douglas Hogan hereinafter referred to as the owners, have developed a portion of said property into Cable Creek Hills Subdivision, Section 3 as shown on a plat by Burrow Surveys, Inc, dated June 17, 1994, designated as Job # 792 (Cable Creek Hills Subdivision, Section 3) and owners intend to develop some or all of the remaining portions of said property into subdivisions and hereby makes the following declaration as to limitations, restrictions and uses to which all lots in Cable Creek Hills Subdivision, Section 3, may be put, hereby specifying that said restrictions shall constitute covenants to run with the lots in said

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EX 1437 PG 0768

subdivision and shall be binding on all parties, corporations, and all persons or firms claiming under them and for the benefit of and limitations upon all future owners of lots in said subdivision, this declaration of restrictions being designated for the purpose of keeping said lots in said subdivision desirable, uniform and suitable in architectural design and insure the use of said lots for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to maintain the desired tone of the community, and thereby to secure to each residential lot owner the full benefit and enjoyment of his home with no greater restriction upon the free and undisturbed use of his site than is necessary to insure the same advantages to the other lot owners. Anything tending to detract from the attractiveness and value of the property for residential purposes will not be permitted.

The restrictions hereby imposed are as follows:

1. This property shall be used for single family residential purposes only.
2. Any one-story dwelling shall have a minimum of 1200 square feet of heated space above ground.
3. Dwellings containing more than one story above ground, shall have at least 900 square feet of heated space on the ground or main floor.
4. All houses shall be built at least 50 feet from the front property line and at least 10 feet from the side property line.
5. No cattle, swine, fowl or goat or other livestock for commercial use shall be kept and maintained on said premises. Horses and other domestic pets which are not considered dangerous shall be permitted.
6. No single or double-wide mobile homes (whether on permanent foundation or not), house trailers, shell homes, or modular homes, including any home which is manufactured and has either a certificate of origin or a title, shall be permitted on any portion of the subdivision.
7. No metal fence can be located closer to the road than the front building line of the residence.
8. Foundation walls shall not have any exposed concrete blocks.
9. No apartment houses or duplex apartments shall be erected or licensed to exist on said property; all residences shall be single family residences.
10. No nuisance, or offensive, noisy, or illegal trade, calling or transacting shall be done, suffered or permitted upon the lands in said subdivision, nor shall any lot or part of said subdivision be used or occupied injuriously to affect the use, occupation, or value of the adjoining or adjacent premises for residential purposes, or the neighborhood wherein said premises are situated.
11. There shall be no junk vehicles kept on the premises, no recreational travel trailers or trailers designed for sleeping shall be parked on said premises closer to the street upon which the residence fronts than 75 feet.

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12., All garbage shall be kept in enclosed containers and shall be removed from he premises at least weekly to a county landfill or other approved place of disposal.

13. 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 or state health ordinances, laws and regulations.

14. 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.

15. Dogs such as Pit Bulls, Doberman Pinchers, Chows, German Shepherds, or any other dog which could be considered dangerous, by virtue of its nature or its size, will not be allowed to run loose in the subdivision. No dogs, shall be permitted to bark excessively at anytime as a disturbance to other home owners.

16. There shall be no houses moved from some other location to any lot in either section of the subdivision.

These restrictive covenants shall be in full force and effect until January 1, 2015.

IN TESTIMONY WHEREOF, Owners have set their hand and seal.

L. Allen Bullard (SEAL)
L. Allen Bullard

Juanita L. Bullard (SEAL)
Juanita L. Bullard

Machiko Nelson (SEAL)
Machiko Nelson

____ (SEAL)
Tina Cockerham Clark

David C. Nelson (SEAL)
David Charles Nelson

Dawn M. Nelson (SEAL)
Dawn M. Nelson

Kevin Gene Steelman (SEAL)
Kevin Gene Steelman

Christine E. Dunham (SEAL)
Christine E. Dunham

Jeffrey Thomas Callicutt (SEAL)
Jeffrey Thomas Callicutt

Christie Teague Callicutt (SEAL)
Christie Teague Callicutt

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Daniel A. Stickler (SEAL)
~~David Alex Stickler~~
DANIEL

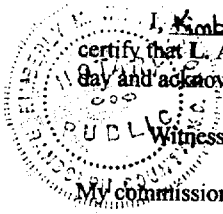
Gary N. Craven (SEAL)
Evangel Christian Fellowship, (Gary N. Craven)

Steven L. Stone (SEAL)
Steven L. Stone

Tena R. Stone (SEAL)
Tena R. Stone

Ritchie Douglas Hogan (SEAL)
Ritchie Douglas Hogan

NORTH CAROLINA - RANDOLPH COUNTY



I, Kimberly M. Whittington, a Notary Public of said County and State, do hereby certify that L. Allen Bullard and wife, Juanita L. Bullard personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 26th day of October, 1995.

My commission expires: 2-21-96 Kimberly M. Whittington
Notary Public

NORTH CAROLINA - RANDOLPH COUNTY

I, Celeste A. Sullivan, a Notary Public of said County and State, do hereby certify that Machiko Nelson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 26th day of October, 1995.

My commission expires: 09/19/00 Celeste A. Sullivan
Notary Public

NORTH CAROLINA - RANDOLPH COUNTY

I, _____, a Notary Public of said County and State, do hereby certify that Tina Cockerham Clark personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this _____ day of _____, 1995.

My commission expires: _____
Notary Public

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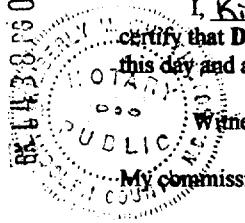
NORTH CAROLINA - RANDOLPH COUNTY

I, Kimberly M. Whittington a Notary Public of said County and State, do hereby certify that David Charles Nelson and wife, Dawn M. Nelson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 26th day of October, 1995.

My commission expires 2-21-96

Kimberly M. Whittington
Notary Public



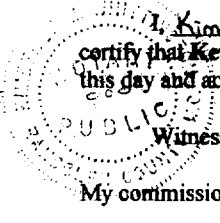
NORTH CAROLINA - RANDOLPH COUNTY

I, Kimberly M. Whittington, a Notary Public of said County and State, do hereby certify that Kevin Gene Steelman and Christine E. Dunham personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 26th day of October, 1995.

My commission expires: 2-21-96

Kimberly M. Whittington
Notary Public



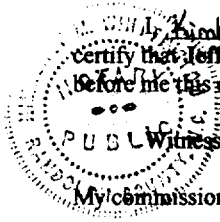
NORTH CAROLINA - RANDOLPH COUNTY

I, Kimberly M. Whittington a Notary Public of said County and State, do hereby certify that Jeffrey Thomas Callicutt and wife, Christie Teague Callicutt personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 30th day of October, 1995.

My commission expires: 2-21-96

Kimberly M. Whittington
Notary Public



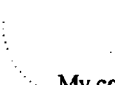
NORTH CAROLINA - RANDOLPH COUNTY

I, Celeste A. Sullivan, a Notary Public of said County and State, do hereby certify that David Alex Stickler personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 26th day of October, 1995.

My commission expires: 09/19/00

Celeste A. Sullivan
Notary Public



NORTH CAROLINA - RANDOLPH COUNTY

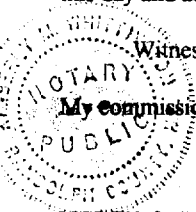
I, Kimberly M. Whittington, a Notary Public of said County and State, do hereby certify that Evangel Christian Fellowship, (Gary N. Craven) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 9th day of October, 1995.

My commission expires: 2-21-96

Kimberly M. Whittington
Notary Public

BK 1438 PG 0772



NORTH CAROLINA - RANDOLPH COUNTY

I, Barbara Coltrane, a Notary Public of said County and State, do hereby certify that Steven L. Stone and wife, Tena R. Stone personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 25th day of October, 1995.

My commission expires: Jan. 8, 1996

Barbara Coltrane
Notary Public

NORTH CAROLINA - RANDOLPH COUNTY

I, Kimberly M. Whittington, a Notary Public of said County and State, do hereby certify that Ritchie Douglas Hogan personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 12th day of October, 1995.

My commission expires: 2-21-96

Kimberly M. Whittington
Notary Public

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of Kimberly M. Whittington, Celeste A. Sullivan & Barbara Coltrane, N.P.'s

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1437, Page 1145, This 3rd day of November, 19 95 at 3:10 o'clock P. M.

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

this document is being recorded again due to the word "Seal" being omitted after signatures on original. Allen Bullard

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of Kimberly M. Whittington, Celeste A. Sullivan & Barbara Coltrane, N.P.'s

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1438, Page 767, This 14 day of November, 19 95 at 3:39 o'clock P. M.

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