

NORTH CAROLINA
RANDOLPH COUNTY

RESTRICTIVE COVENANTS

J. K. Boling and J. M. Farlow are the owners of certain lots of land which has been platted and recorded in the office of the Register of Deeds of Randolph County, North Carolina, and being Lots Nos. 1 through 4 inclusive and Lots Nos. 6 through 30 inclusive as shown on plat of same designated "Legend Park" Subdivision to be found recorded in Plat Book 9 at page 15. All of these said lots or parcels of land as herein specified as being embraced within the bounds of said subdivision being owned by the said J. K. Boling and J. M. Farlow.

That in order to promote a well classified and regulated residential district upon said lots hereinabove specified as being duly lain out in said subdivision and described upon said plat to place upon the hereinabove described property the restrictions as hereinafter set forth:

1. That the property hereinabove described shall be used for residential purposes only, and no building other than residences except garages or outside utility buildings for domestic purposes shall be built on said premises, this shall not apply to churches or schools.
2. That all residences constructed shall consist of a minimum of ~~twelve~~ hundred (1200) square feet exclusive of breezeways and garages.
3. That no house trailers shall be parked upon said property.
4. No cement or concrete blocks may be exposed or placed where they can be seen in the exterior of the houses.
5. That no used lumber or unsightly material be used in the construction of these residences.
6. No residence or building of any kind erected on the property shall be nearer the front property line on any street than forty (40) feet, no nearer to the side property lines than five (5) feet.
7. That all sewage disposal shall be made through use of approved septic tanks or underground sewer system.
8. That no apartment houses shall be erected or licensed to exist on the above described lots.

The above covenants and conditions are placed on the property and lots hereinabove specified and set forth as a part of a general plan of development for the benefit of all owners of the property hereinabove specified within said development, and said covenants are and shall be binding upon the present owners of said lands, their successors, heir and assigns, and shall be covenants running with the land, binding on all future owners of said lots.

This agreement to be in full force and effect until Feb. 24, 1988.

In testimony whereof, J. K. Boling and J. M. Farlow have caused these restrictive covenants to be signed by all partners and owners of Legend Park Development.

J. K. Boling (SEAL)
J. M. Farlow (SEAL)

STATE OF NORTH CAROLINA—Randolph County

I, Doris Wright, A Notary Public of said County, do hereby certify that J. K. Boling & J. M. Farlow grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed. Let the said deed and this certificate be registered.

Witness my hand and seal, this the 25 day of February 1958
My commission expires Nov. 10, 1959 Doris Wright N.P. (SEAL)

STATE OF NORTH CAROLINA—Randolph County

The foregoing certificate of Doris Wright of said County, is adjudged to be correct. Let the said deed and this certificate be registered.

Witness my hand and seal, this the 25 day of Feb, 1958
Delly S. Johnson Deputy, C. S. C.

Filed for registration on the 25th day of February, 1958, at 1:05 o'clock P. M., and duly recorded in the office of the Register of Deeds in Randolph County, N. C., in Book _____ Page _____, Etc.

Annie Shaw
Register of Deeds.
By: Maxine Brookshire, Deputy