

NORTH CAROLINA
RANDOLPH COUNTY

RESTRICTIVE COVENANTS

J. K. Boling, W. B. Boling and Roy Boling are 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 41 inclusive as shown on plat of same designated "Ledgend Hills" Subdivision to be found recorded in Plat Book 9, page 16. 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, W. B. Boling and Roy Boling.

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:

- I - 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.
- II - That all residences constructed shall consist of a minimum of twelve hundred (1200) square feet exclusive of breezeways and garages.
- III - That no house trailers shall be parked upon said property.
- IV - No cement or concrete blocks may be exposed or placed where they can be seen in the exterior of the houses.
- V - That no used lumber or unsightly material be used in the construction of these residences.
- VI - 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.
- VII - That all sewage disposal shall be made through use of approved septic tanks or underground sewer system.
- VIII - 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, heirs 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 February 24, 1988.

In testimony whereof, J. K. Boling, W. B. Boling and Roy Boling have caused these restrictive covenants to be signed by all partners and owners of Legend Hills Development.

J. K. Boling (SEAL)
W. B. Boling (SEAL)
Roy Boling (SEAL)

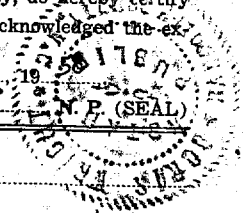
STATE OF NORTH CAROLINA—Randolph County

I, Doris Wright, A Notary Public of said County, do hereby certify that J. K. Boling, W. B. Boling & Roy Boling 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

My commission expires Nov. 10, 1959.

Doris Wright



STATE OF NORTH CAROLINA—Randolph County

The foregoing certificate of Doris Wright A. N. P. 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.

Billy 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., Book _____ Page _____, Etc.

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