

NORTH CAROLINA

RANDOLPH COUNTY

G. M. Holmes and wife, Edna W. Holmes, first being duly sworn, say:

That they are citizens and residents of Randolph County, North Carolina, and that they have heretofore acquired title to certain lands located in Asheboro Township, Randolph County, North Carolina, and being known as Lots Nos. 1, 2, 3, 4, 9, 10, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, and 26 of the Meadowbrook Subdivision, a plat of the same being recorded in Plat Book 4, Page 88, in the office of the Register of Deeds for Randolph County.

That affiants, in order to promote a well-classified and well-regulated residential district upon the above described property duly laid out in said subdivision, do hereby place upon the above described property the restrictions hereinafter set forth:

1. Said lots shall be used for residential purposes of single family dwellings only, and not for business, manufacturing, commercial or apartment house purposes.

2. No structure shall be erected, altered, placed or permitted to remain on such lot other than one detached single family dwelling, not to exceed 2½ stories in height and a private garage for not more than three cars and other outbuildings incidental to residential use of the lot.

3. No building shall be located on any lot nearer than 50 feet to the front line thereof, not nearer than 8 feet to any one side line and 6 feet on the opposite side line, except a detached garage or other outbuildings located 90 feet or more from the front line. The main dwelling shall not be nearer than 50 feet from the rear line.

4. No residential structure shall be erected or shall be placed on any building lot, which lot has an area of less than 7,550 square feet or a width less than 50 feet average at the front building set back line.

5. No obnoxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done which may be or become any annoyance or nuisance to the neighborhood. No hog pens or horse stables, etc.

6. No trailer, basement, tent, shack, garage, barn or other outbuildings erected on any lot shall at any time be used as a residence, temporary or permanently, nor shall any structure of a temporary character be used as a residence.

7. The ground area of the dwelling erected or placed on any building lot, exclusive of one story open porches and attached garages, shall be not less than 864 square feet, in the case of a one story structure, nor less than 720 square feet in the case of a one and one-half or two story structure, on the first floor. No house or home to cost less than \$7,600 based on the current cost construction basis.

8. The foregoing covenants are to run with all lots and shall be binding on all parties and all persons claiming under them until January 1, 1990, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of all of the then owners of the lots, it is agreed to change said covenants in whole or in part.

If the parties hereto or any of them or their successors or assigns, shall violate, or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any portion of the real property shown on the aforesaid map to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from doing, or to recover damages or other dues for such violation.

This 9th day of December, 1958.

G. M. Holmes  
Edna W. Holmes

NORTH CAROLINA  
Randolph COUNTY

Personally appeared before me this day G. M. Holmes and wife, Edna W. Holmes, and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this 9th day of December, 1958.

Hazel W. Prussell  
Notary Public

My commission expires:  
Aug. 12 - 1960



Filed for registration at 10:35 o'clock a.  
M Dec. 10 1958 and  
registered in the office of the register of  
Deeds for Randolph County, in Book No.  
\_\_\_\_\_, Page No. \_\_\_\_\_

Annie Shaw  
Register of Deeds  
By: Frances Frazier, Deputy

NORTH CAROLINA, Randolph County  
The foregoing  
Certificate of  
a Notary Public  
of the State of  
North Carolina,  
is a true and correct  
copy of the original  
of the foregoing instrument,  
as the same appears from the records  
of the Notary Public of the County of  
Randolph, State of  
North Carolina, on this  
the 10 day of December, 1958.

NORTH CAROLINA, Randolph County  
The foregoing  
Certificate of Hazel W. Prussell  
a Notary Public of Randolph County,  
State of N. C., is a true and correct  
copy of the original of the foregoing  
instrument, as the same appears from the records  
of the Notary Public of the County of  
This 10 day of December, 1958  
Mary J. Jordan  
Deputy Register of Deeds