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NORTH CAROLINA
RANDOLPH COUNTY

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS that W. C. KING and wife, AVA KING, T. C. RAGSDALE and wife, MARGARET RAGSDALE, and E. B. STAFFORD and wife, SARAH STAFFORD, as owners of the following subdivision situated in Trinity Township, Randolph County, North Carolina:

BEING all of the property recently subdivided by the owners as Meadowbrook Development, a plat of which is duly recorded in the Office of the Register of Deeds for Randolph County, North Carolina, in Plat Book 9, at page 78. Said plat covers the lands deeded by E. M. Macon and wife, Gertrude Macon to W. C. King, T. C. Ragsdale and E. B. Stafford by deed dated July 30th, 1959, and duly recorded in Randolph County.

DO HEREBY COVENANT AND AGREE to and with all other persons, firms or corporations, now owning or hereafter acquiring any of said property above described, that all the said lots are hereby subjected to the following restrictions as to the use thereof running with said properties by whomsoever owned, to-wit:

(a) All lots in this subdivision shall be known and described as residential lots and no structure shall be erected on any residential building plot nearer than 30 feet nor further than 50 feet from the front lot line, nor nearer than 7 feet to any side lot line. The side line restriction on any interior lots shall not apply to a garage located on the rear one-quarter of a lot. That on corner lots no structure shall be permitted nearer than 10 feet to the side street line. No building shall be erected or allowed to remain on any residential lot facing in any direction except toward the street abutting the front of said lot. The front of a corner lot shall be the street upon which the lot has the least frontage.

(b) No noxious or offensive trade shall be carried on upon any lot in the subdivision nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(c) No trailer, basement, tent, shack, garage, barn, pig pen, junk yard, used car lot, outside toilet or other outbuilding of such type shall be allowed in the subdivision nor shall any residence of a temporary character be permitted at any time. All sewerage disposal shall be made through the use of approved septic tanks.

(d) No structure shall be moved on to any lot unless it shall conform to and be in harmony with existing structures in the tract.

(e) No dwelling shall be permitted on any lot unless the ground floor square feet area thereof shall be at least 1,000 square feet.

(f) These covenants and restrictions are to run with the land and shall be binding on all the parties and persons claiming under them until August 20th, 1984, at which time said covenants and restrictions will terminate. However, the covenants and restrictions herein contained may be extended in whole or in part for any definite additional period by a written declaration of two-thirds of the number of owners of lots and provided such declaration is recorded in the office of the Register of Deeds for Randolph County, North Carolina, within six months prior to August 20th, 1984.

(g) There shall be no junk automobiles nor used car lots allowed on the property.

(h) No imitation siding may be used nor cement blocks when the same are left showing from the outside appearance.

(i) No residence shall be built on less than a minimum of four units as set out in the plat herein referred to. The 1,000 square feet requirement shall be exclusive of carports, porches and garages.

(j) If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein contained before August 20th, 1984, it shall be lawful for any person or persons owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violations.

(k) Invalidation of any one of these covenants by judgment or Court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

IN TESTIMONY WHEREOF the parties hereto have hereunto set their hands and seals this 18th day of August, 1959.

W. C. King (SEAL)
W. C. King

Ava King (SEAL)
Ava King

T. C. Ragsdale (SEAL)
T. C. Ragsdale

LAW OFFICES
MORGAN, BYERLY
& POST
HIGH POINT,
NORTH CAROLINA

(18)

Margaret H. Ragsdale (SEAL)
Margaret Ragsdale

E. B. Stafford (SEAL)
E. B. Stafford

Sarah Stafford (SEAL)
Sarah Stafford

NORTH CAROLINA

GUILFORD COUNTY

I, Lona Belle Blair, a Notary Public in said County, do hereby certify that W. C. King and wife, King, T. C. Ragsdale and wife, Margaret Ragsdale, and E. B. Stafford and wife Sarah Stafford, personally appeared before me this day and acknowledged the execution of the foregoing Restrictive Covenants.

Witness my hand and notarial seal, this the _____ August, 1959.

Lona Belle Blair
Notary Public

My Commission expires:
Sept 23, 1959

NORTH CAROLINA, Randolph County
The foregoing Certificate of Lona Belle Blair, a Notary Public of Guilford County, State of N. C., is adjudged to be correct. Let the instrument, with the certificate, be registered. This 28 day of August, 1959
Carleton B. Wallis
Deputy Clerk Superior Court

filed for registration at 9:31 o'clock a
M August 28 1959 and registered in the office of the Register of Deeds for Randolph County, in Book No. _____, Page No. _____
Annie Shew
Register of Deeds

By: Frances Proctor, Deputy

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RGAN, BYERLY
& POST
HIGH POINT,
NORTH CAROLINA