

RESTRICTIVE COVENANTS

NORTH CAROLINA

RANDOLPH COUNTY

Walter V. Roberts and wife, Virginia S. Roberts, W. K. Johnson and wife Virginia R. Johnson, Leo M. Hammer and wife Inez M. Hammer, all of Asheboro, Randolph County, North Carolina, first being duly sworn, say: that they are citizens of Randolph County, North Carolina, and that they are the owners of a certain parcel of land which is located in the BRENTWOOD PARK Sub-Division and being specifically described as all of that land purchased from W. B. Dunn and wife Hazel Dunn and being that land which lies on both sides of VISTA PARKWAY in the BRENTWOOD PARK Sub-Division.

That affiants in order to promote a well classified and regulated residential district upon said parcel of land hereinabove specified as being in said BRENTWOOD PARK Sub-Division do place upon the hereinabove described property the restrictions as hereinafter stipulated and set forth:

1. That these restrictions herein shall apply to all of those Lots, Tracts or Parcels of land hereinbefore referred to and listed above.

2. That the property hereinabove described shall be used for residential purposes only, provided that this shall not apply to Churches or Schools; and provided further that no residence shall be constructed on any Lot containing a land area of less than 20,000 sq. ft.; and provided further that each residence constructed upon any Lot in this area shall contain a minimum of ONE THOUSAND SQUARE FEET (1,000 Sq. Ft.) of Living and Heated area on the first floor exclusive of porches, carports and garages.

3. No residence or building of any kind erected on the property shall be nearer the front property lines on any street than Forty (40) feet, no nearer either of the side property lines of a "building lot" than Ten (10) feet, provided that this section shall not apply to garages and out-side utility houses which are erected in the rear of the residences and dwelling.

4. That no commercial chicken houses or livestock barns are to be erected on said premises, and no cows or poultry are to be kept upon said premises; provided further that no swine shall be kept on said premises and no enclosure for swine shall be erected and maintained on the land referred to.

5. That all sewage disposal shall be made through the use of approved septic tanks, and no outside toilets will be permitted.

6. That any garage or out-side utility building erected on said premises shall not be constructed of unsightly material but shall be at least the quality of German Siding, and shall be painted attractively.

7. That there shall be no cement or cinder blocks visable in any home or building erected in this area.

The above covenants and conditions are placed on the property and parcel hereinabove specified and set forth as a part of a general scheme or plan of development for the benefit of all owners of the property hereinabove specified within said BRENTWOOD PARK Sub-Division, 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 land or any portion thereof.

This agreement to be in full force and effect until June 4, 1990.

This the 4th day of June, 1960.

W. K. Johnson (SEAL)

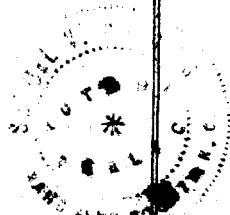
Virginia R. Johnson (SEAL)

Walter V. Roberts (SEAL)

Virginia S. Roberts (SEAL)

Leo M. Hammer (SEAL)

Jane M. Hammer (SEAL)



Subscribed and sworn to before me this 4<sup>th</sup> day of June, 1960.

Drawn by  
Leo Hammer

Comm. Expires: March 21, 1962 Samuel D. Robbins  
NOTARY PUBLIC

NORTH CAROLINA, Randolph County.  
The foregoing Certificate of Samuel D. Robbins

Notary Public of Randolph County, State of N. C., is adjudged to be correct. Let the instrument, with the certificate, be registered.

This 7 day of June, 1960  
Carlene B. Wallis  
deput. Clerk Superior Court

Filed for registration at 11:15 o'clock am  
M. June 7<sup>th</sup> 1960,  
and registered in the office of the Register of Deeds for Randolph County, in Book No.

Page No.           
Annie Shaw  
deput. Register of Deeds