

NORTH CAROLINA  
RANDOLPH COUNTY

RESTRICTIVE COVENANTS

Charlie Farlow being the owner 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 No. 12 through 74, and 91 through 111, inclusive, as shown on plat of same designated "Midway Acres" Sub-division to be found recorded in Plat Book 10, at Page 18, Randolph County Registry.

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

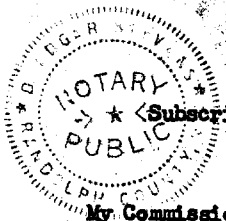
1. That the property hereinabove described shall be used for residential purposes only, and no building other than residences except garages or outside utility buildings for domestic purposes and the exclusive use of the owner shall be built on said premises. This shall not apply to churches or schools.
2. That all residences constructed shall consist of a minimum of one thousand (1000) square feet of floorspace exclusive of porches, breezeways and garages.
3. That no house trailer shall be parked upon said property; nor no shell house shall be placed 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 unrightly materials be used in the construction of these residence.
6. That no residence or building of any kind erected on the property shall be nearer to the front property line of any street than forty (40) feet; no nearer to side property lines than five (5) feet.
7. That all sewage disposal shall be made through use of approved septic tank or underground sewer system.
8. That no swine or cattle shall be kept on said premises, and no chickens shall be kept except for the personal use of the occupants of said premises.

The above covenants and conditions are placed on the property and lots hereinabove specified and set forth as 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 owner of said land, his successors, heirs and assigns, and shall be covenants running with the land, binding on all future owners of said lots.

This agreement shall be in full force and effect until August 1, 1990.

In Testimony Whereof, Charlie Farlow has caused these restrictive covenants to be signed as owner of said Midway Acres Development.

Charlie Farlow (Seal)



Subscribed and sworn to before me this 2<sup>nd</sup> day of August, 1960.

My Commission Expires: Jan. 28, 1961

D. Edgar Stevens  
(Notary Public)

NORTH CAROLINA, Randolph County.

The attached Certificate of D. Edgar Stevens

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

This 20<sup>th</sup> day of February, 1961  
Helen G. Spence act.  
Deputy Clerk Superior Court

Filed for registration at 11:45 o'clock A.  
M. February 20<sup>th</sup> 1961

and registered in the office of the Register of Deeds for Randolph County, in Book No.

Page No. \_\_\_\_\_  
Jessie Shaw  
Register of Deeds