

LOUISE CAROLINE  
RANDOLPH COUNTY

KNOW ALL MEN BY THESE PRESENTS that MYRON L. BOULDIN and wife, VIOLET A. BOULDIN are the owners and developers of the subdivision known as HERON L. BOULDIN PROPERTY, a plat of which is duly recorded in the office of the Register of Deeds of Randolph County, North Carolina, in Plat Book 10 at Page 36, and do hereby covenant and agree with all other persons, firms or corporations hereafter acquiring any lots in said subdivision that said lots are hereby subject to the following restrictions as to the use thereof, running with said lands, by whomsoever owned, to-wit:

1. All lots in the subdivision shall be known as and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any of said lots other than one, detached, single-family dwelling, not exceeding two stories in height, and a private garage for not more than two cars, and other out-buildings incidental to residential use of said lots. For the purpose of these restrictions, no house shall be erected on a lot of less than 100 ft. of road frontage.
2. No dwelling shall be erected or permitted to remain upon any lot unless the ground floor area of the main structure of said dwelling, exclusive of one-story open porches, and garages, shall be at least 1200 feet.
3. No building, residence, retaining wall or any other masonry structure may be built on any lot using concrete blocks, cinder blocks or cement blocks, or any other type of block which shall be showing from the outside, either in the foundation walls or in the outside walls of the structure.
4. No residence, house, garage or other structure shall be erected or permitted to remain upon any lot which shall be constructed with asbestos or imitation siding of any type or description.
5. No structure of a temporary character, trailer, mobile home, house trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently. No residence or home shall be built nearer than forty feet to the front property line, nor within ten feet of the side property line.

6. There shall be no outside toilets in this subdivision.

7. No junk automobiles, or any other type of salvage shall be stored or allowed to remain upon any lot in this subdivision.

8. No chicken houses, hog pens, stable, of any type or description, shall be erected or allowed to remain upon any lot in this subdivision. No chicken, cattle, hogs, horses or any other type of live-stock shall be kept or permitted to be sheltered on any lot in this subdivision.

9. No shell homes shall be placed upon any lot or built or erected on any lot in this subdivision.

10. No house trailers, trailers, or other temporary structures shall be placed upon or allowed to remain upon any of the lots in this subdivision.

IN WITNESS WHEREOF, the said MYRON L. BOULDIN and wife, VIOLET M. BOULDIN, have hereunto set their hands and seals, this the 4th day of May, 1962.

Myron L. Bouldin SEAL

Violet M. Bouldin SEAL

NORTH CAROLINA  
RANDOLPH COUNTY

I, \_\_\_\_\_, a Notary Public for said State and County do hereby certify that MYRON L. BOULDIN and wife, VIOLET M. BOULDIN, personally appeared before me this day and acknowledged their due execution of the foregoing instrument.

WITNESS my hand and notarial seal this the \_\_\_\_\_ day of May, 1962.



My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

NORTH CAROLINA, Randolph County

The foregoing Nancy B. Bee  
Certificate of \_\_\_\_\_  
a Notary Public of Randolph County,  
State of N. C., is adjudged to be correct. Let the  
instrument, with the certificate, be recorded.

This 4th day of May, 1962

Archie W. Walker, Jr.  
Clerk Superior Court