

RANDOLPH COUNTY

KNOW ALL MEN BY THESE PRESENTS that J. K. Boling and wife, Louise C. Boling, and A. I. Ferree and wife, Mabel P. Ferree, are the owners and developers of the subdivision known as Eden Forest No. 1 and No. 2, maps of which are duly recorded in the office of the Register of Deeds for Randolph County, N. C., in Plat Book 10 at Page 2 and Plat Book 10 at Page 23, and do hereby covenant and agree with all persons, firms or corporations now owning or hereafter acquiring any property in said subdivision, that all lots in said subdivision are hereby subject to the following restrictions as to the use thereof:

The restrictions imposed hereby are as follows:

1. This property shall be used for residential purposes only.
2. No residence shall be built nearer the front property line than forty (40) feet or the side line than ten (10) feet.
3. No hog pens of any kind shall be permitted on the property; there shall be no outside toilets permitted on the property and all sewage disposal shall be made through the use of approved septic tanks.
4. No residence shall be built upon less than a minimum 20,000 square feet.
5. Only single family dwellings shall be built on this property.
6. No residence shall be built that shall have less than four rooms or 1100 square feet of heated floor space on the first floor, exclusive of carports, porches or garages.
7. There shall be no junk automobiles allowed on the property.
8. No imitation siding may be used and no cement blocks can be left showing from the outside appearance.
9. There shall be no trailer homes of any kind permitted on the property.
10. There shall be no shell homes permitted on the property.

In Witness Whereof, the parties hereto have hereunto set their hands and seals, this the 26 day of November, 1963.

J. K. Boling (SEAL)
Louise C. Boling (SEAL)
A. I. Ferree (SEAL)
Mabel P. Ferree (SEAL)

NORTH CAROLINA
RANDOLPH COUNTY

I, Olga Cranford, Notary Public in and for said county and state aforesaid, do hereby certify that J. K. Boling and wife, Louise C. Boling, and A. I. Ferree and wife, Mabel P. Ferree, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein set forth.

Witness my hand and notarial seal, this 26 day of November, 1963.

My com. expires: 5-25-65

Olga Cranford
Notary Public

NORTH CAROLINA, Randolph County.

The attached Certificate of Olga Cranford

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

This 26 day of November, 1963
Robert H. Lewis, Jr.
Deputy Clerk Superior Court

Filed for registration at 11:20 o'clock A.
M. December 2nd 1963

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

Page No. _____
By Wanda Phillips
Deputy Register of Deeds