

190  
NORTH CAROLINA

RANDOLPH COUNTY

RESTRICTIVE COVENANTS FOR MOUNTAIN VIEW ESTATES, BLACK CREEK TOWNSHIP, RANDOLPH COUNTY, PLAT OF WHICH IS DULY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF RANDOLPH COUNTY, NORTH CAROLINA IN PLAT BOOK 11, AT PAGE 7.

KNOW ALL MEN BY THESE PRESENTS that J. C. Wall and wife, Elizabeth C. Wall, are the owners and developers of the subdivision known as Mountain View Estates, map of which is duly recorded in the office of the Register of Deeds for Randolph County, N.C., in Plat Book 11, at Page 7, 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, except for Lot No.223.
2. No residence shall be built nearer the front property line than forty (40) feet or the side line than 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 of 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 1,000 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. There shall be no trailer homes of any kind permitted on the property.
9. There shall be no shell homes permitted on the property.

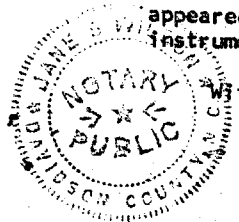
In Witness Whereof, the parties hereto have hereunto set their hands and seals, this the 4th day of April, 1964.

J. C. Wall (SEAL)  
J. C. Wall

Elizabeth C. Wall (SEAL)  
Elizabeth C. Wall

NORTH CAROLINA  
DAVIDSON COUNTY

I, Jane B. Wilson, Notary Public in and for said county and state aforesaid, do hereby certify that J. C. Wall and wife, Elizabeth C. Wall, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.



Witness my hand and notarial seal, this the 6th day of April, 1964.

Jane B. Wilson  
Notary Public

My commission expires December 5, 1965.

NORTH CAROLINA, Randolph County

The foregoing Certificate of Jane B. Wilson  
a Notary Public of Davidson County,  
State of N. C., is adjudged to be correct. Let the  
instrument, with the certificate, be registered.

This 8 day of April, 1964  
Martha P. Priestly  
Clerk Superior Court

Filed for registration at 3:40 P. o'clock  
on April 8 1964 and  
registered in the office of the register of  
Deeds for Randolph County, in Book No.

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

By J. Phillips, Asst.