

NORTH CAROLINA
RANDOLPH COUNTY

KNOW ALL MEN BY THESE PRESENTS that J. C. Richardson and wife, Maude O. Richardson, and E. S. Conroy are the owners and developers of Section One and Section Two of Hidden Forest Subdivision, maps of which are duly recorded in the office of the Register of Deeds for Randolph County, N. C., in Plat Book 11, at Pages 25 and 26, and do hereby covenant and agree with all persons, firms or corporations now owning or hereafter acquiring any property in said subdivision, that Lots 1 through 155 of Sections One and Two 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 not be used for any business or commercial use.
2. No residence shall be built nearer the front property line than 40 feet or nearer the side property line than 10 feet.
3. No hog pens of any kind shall be permitted on the property.
4. There shall be no outside toilets permitted on the property and all sewage disposal shall be made through the use of approved septic tanks.
5. No residence shall be built upon less than a minimum of four units, or 20,000 square feet, as set out in the plat herein referred to.
6. No residence shall be built that shall have less than 850 square feet of 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, 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 of any kind permitted on the property.

In Witness Whereof, the parties hereto have hereunto set their hands and seals, this the 15th day of July, 1964.

J. C. Richardson (SEAL)
J. C. Richardson

Maude O. Richardson (SEAL)
Maude O. Richardson

E. S. Conroy (SEAL)
E. S. Conroy

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NORTH CAROLINA

RANDOLPH COUNTY

I, Olga Cranford, Notary Public in and for said county and state aforesaid, do here by certify that J. C. Richardson and wife, Maude O. Richardson, and E. S. Conroy 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 15th day of July, 1964.



Olga Cranford
Notary Public

NORTH CAROLINA, Randolph County

The preceding instrument of Olga Cranford
Notary Public of Randolph County,
State of North Carolina, is adjudged to be correct. Let the
instrument, with the certificate, be registered
this 15 day of July, 1964

[Signature]
Clerk Superior Court

Filed for registration at 2:00 o'clock P.
M. July 15, 1964 and
registered in the office of the register of
Deeds for Randolph County, in Book No. _____
Page No. _____
[Signature]
Register of Deeds