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RESTRICTIVE COVENANTS

NORTH CAROLINA

RANDOLPH COUNTY

Walter V. Roberts and wife, Virginia S. Roberts, J. K. Boling and wife, Louise C. Boling, Wade P. Lassiter and wife Leilar C. Lassiter, Leo M. Hammer and wife, Inez M. Hammer, all of Asheboro, Randolph County, North Carolina, first being duly sworn, say: That they are citizens of Randolph County, North Carolina, and that they are the owners of a certain parcel of land which is located in the "MEADOWS" sub-division and being specifically described as all of that land purchased from the Wright Estate and being that land which lies approximately 4 miles west of Asheboro on U. S. Hwy. 64 and commonly referred to as the Wright Cedar Plant Property.

That affiants in order to promote a well classified and regulated residential district upon said parcel of land hereinabove specified as being in said "MEADOWS" sub-division do place upon the hereinabove described property the restrictions as hereinafter stipulated and set forth:

1. That these restrictions herein shall apply to all of those lots, tracts or parcels of land hereinbefore referred to and listed above.

2. That the property hereinabove described shall be used for residential purposes only, provided that this shall not apply to Churches or Schools; and provided further that no residence constructed shall be on any lot containing a land area of less than 20,000 sq. ft.; and provided further that each residence constructed upon any lot in this area shall contain a minimum of ONE THOUSAND SQUARE FEET (1,000) of living and heated area on the first floor exclusive of porches, carports and garages.

3. No residence or building of any kind erected on the property shall be nearer the front property lines on any street than Forty (40) feet, no nearer either of the side property lines of a building lot than Ten (10) feet, provided that this section shall not apply to garages and outside utility houses which are erected in the rear of the residences and dwelling.

4. That no swine enclosures can be built in this subdivision; provided further that no swine shall be kept on the premises.

5. That no commercial chicken houses or livestock barns are to be erected on said premises, and no cows or poultry are to be kept upon said premises.

6. That all sewage disposal shall be made through the use of approved septic tanks, or through connection of sewage lines to an underground sewer system when and if such underground sewer systems are installed to serve this area.

7. That any garage or outside utility building erected on said premises shall not be constructed of unsightly materials, but shall be at least the quality of German Siding, and shall be attractively painted.

8. That no Trailers shall be used as permanent residences in this sub-division.

9. That no SHELL HOMES will be permitted to be built in this sub-division.

10. That no JUNK CONDITIONS of any sort will be allowed to exist, no junk cars, junk boats, or unsightly garbage piles, etc, will be allowed to exist in this sub-DIVISION.

The above covenants and conditions are placed on the property and parcel hereinabove specified and set forth as a part of a general scheme or plan of development for the benefit of all owners of the property hereinabove specified within said "MEADOWS" sub-division, and said covenants are and shall be binding upon the present owners of said lands, their successors, heirs and assigns, and shall be covenants running with the land, binding on all future owners of said land or any portion thereof.

This agreement to be in full force and effect until October 3, 1994. THIS THE 3rd DAY OF OCTOBER 1964.

<u>Geo. W. Hammer</u> (SEAL)	<u>W. P. Cassiter</u> (SEAL)
<u>Lucy M. Hammer</u> (SEAL)	<u>Mrs. W. P. Cassiter</u> (SEAL)
<u>J. K. Boling</u> (SEAL)	<u>W. V. C. C. C.</u> (SEAL)
<u>Quisil Boling</u> (SEAL)	<u>Virginia S. Boling</u> (SEAL)

Subscribed and sworn to before me this 6th day of October 1964.

J. Harvey Luck Notary Public
My commission expires: 10/18/65



NORTH CAROLINA, Randolph County.
The attached Certificate of J. Harvey Luck
Notary Public of Randolph County,
State of N. C., is adjudged to be correct. Let the instrument,
with the certificate, be registered.
This 6 day of October, 19 64
C. Dudley D. Greene, Dep.
Deputy Clerk Superior Court

Filed for registration at 9:45 o'clock A.
M. October 6 1964
and registered in the office of the Register of Deeds for
Randolph County, in Book No. _____
Page No. _____
Angie A. Law
By Shirley Jones
Deputy Register of Deeds