

NORTH CAROLINA

GUILFORD COUNTY

KNOW ALL MEN BY THESE PRESENTS:

THAT RAYMOND L. FARLOW and wife, RUTH J. FARLOW, are owners of that certain real property known as GREENHAVEN HILLS, lying and being in Trinity Township, Randolph County, North Carolina; that said property has been divided into lots and streets as shown on the Plat thereof prepared by Clotus Craven, Registered Land Surveyor, under date of October 29, 1964, which Plat has been duly recorded in the office of the Register of Deeds of Randolph County, North Carolina in Plat Book 11 at Page 64. In order to provide a uniform plan for improvement of said entire Subdivision known as GREENHAVEN HILLS as per said Plat thereof recorded in the office of the Register of Deeds of Randolph County in Plat Book 11 at Page 64, we do hereby covenant and agree to and with all other persons, firms or corporations hereafter acquiring any of said property that all of the said lots in said Subdivision shall be and hereby are subjected to the following restrictions as to the use thereof, said restrictions to run with the property and being as follows:

- (1) The property shall be used for residential purposes only and no building other than single family residences shall be built on said premises. This restriction shall not prevent the occupant of any residential structure located on any of said lots from engaging in an occupation requiring the performance of personal services such as but not limited to bookkeeping, accounting, cosmetology, or similar services, provided no person engaged in business shall display any name or sign board or any advertisement.
- (2) No house shall be built on a lot having less than twenty thousand (20,000) square feet.
- (3) No exposed concrete blocks, asbestos siding or any type of imitation or asphalt siding may be used.
- (4) At least sixty (60%) per cent of the exterior area of each structure must be constructed of brick, stone, or perma-stone.
- (5) No house shall be built having a heated living area of less than one thousand two hundred (1,200) square feet, except that a house having one thousand one hundred (1,100) square feet of heated living area may be built provided such house is at least sixty (60) feet long and the par port thereon does not open to the front. The area of porches, car ports, garages and basements shall not be included in computing the minimum square footage of any house built on said lots.
- (5) (a) No trailer, mobile home, tent, shack or other structure shall be placed on said property and used as a dwelling, either permanently or temporarily.
- (6) No house shall be built nearer the front property line than sixty (60) feet, except that on a corner lot the minimum set-back on the side property line shall be thirty-five (35) feet. Except for houses built on corner lots on the side adjoining the street no houses shall be built closer to any side lot line than ten (10) feet.

(7) No junk cars, house trailers or any other machinery or equipment not related to upkeep of the property shall be stored on any lot so as to be exposed or visible to the street.

(8) No solid or wire mesh fence nor any fence more than four (4) feet in height shall be installed closer to the street than the front of the house.

(9) No house shall be constructed on said lots having a metal roof.

(10) No pigs, chickens, goats, cows, horses or any other animals other than small domesticated, tame animals kept as pets shall be kept on any lot.

(11) A perpetual easement along the rear of each lot within said sub-division and along the south lines of Lots 8 and 11 is reserved for utilities and maintenance as indicated on the recorded plat.

(12) No outside toilets shall be erected or permitted on any of said lots.

(13) Invalidation of any one of the foregoing restrictions shall not invalidate the remainder of said restrictions.

(14) If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein before November 20, 1979 it shall be lawful for any other person or persons owning any other lot or lots in said development or sub-division to prosecute any action at law or in equity against the person or persons violating or attempting to violate any such covenant or restrictions, either to prevent him or them from so doing or to recover damages or other dues for such violation.

(15) All of the restrictions as above set forth shall control and be binding upon the owners of the above described property and their respective heirs and assigns until November 20, 1979.

IN TESTIMONY WHEREOF, we have hereunto set our hands and affixed our seals, this the 20th day of April, 1965.

Raymond L. Farlow (SEAL)
Raymond L. Farlow
Ruth J. Farlow (SEAL)
Ruth J. Farlow

NORTH CAROLINA - RANDOLPH COUNTY

I, Ruby E. Cox, a Notary Public in and for said County and State, do hereby certify that Raymond L. Farlow and wife, Ruth J. Farlow, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS My hand and notarial seal, this 10th day of May 1965.

Ruby E. Cox
Notary Public

My commission expires: May 13, 1965

NORTH CAROLINA, Randolph County.

The attached Certificate of Ruby E. Cox

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

This 10 day of May 1965
Grace W. Walker, Asst.
Deputy Clerk Superior Court

Filed for registration at 4:40 o'clock P.

M. May 10 1965

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

Page No. _____
Annice J. New Asst.
Register of Deeds