

NORTH CAROLINA  
 RANDOLPH COUNTY

RESTRICTIVE COVENANTS

LARRY C. HUNT AND WIFE, BARBARA ANN J. HUNT of Randolph County, North Carolina first being duly sworn say:

That they are citizens and residents of Randolph County, State of North Carolina; that they are the owners of a certain tract or parcel of land which is located and embraced within the "BRITISH WOODS ESTATES SUBDIVISION", and being specifically described as that tract or parcel of land conveyed to the Affiants by W. V. Roberts and wife, Virginia S. Roberts, said Deed being recorded in the Office of the Register of Deeds, Randolph County, North Carolina, in Book 205, Page 524, and subdivided by the owners above mentioned, and being all of the land embraced in said "BRITISH WOODS ESTATES SUBDIVISION";

That Affiants in order to promote a well classified and regulated residential district upon said tract of land hereinbefore and above specified as being located in said "BRITISH WOODS ESTATES SUBDIVISION" do place upon the hereinabove described property, the restrictions as hereinafter stipulated and set forth:

1. As above stated this subdivision has been built and designed for residential use only and for no other purpose; provided; that this shall not apply to churches and schools;
2. That these Restrictions herein shall apply to all of those lots, tracts, or parcels of land hereinabove referred to and listed herein;
3. There shall be no residence erected or built in this subdivision with less than nine hundred (900) square feet of heated area in said residence;
4. No shell houses or homes shall be permitted or allowed in the subdivision;
5. No outside toilets shall be permitted; all sewage disposal shall be made through the use of approved septic tanks;
6. That no commercial chicken houses, poultry houses, <sup>no hog pens</sup> nor swine enclosures shall be allowed to be built and exist in the area;
7. That there shall be no junk automobiles allowed on the property, nor shall there be any unsightly junk conditions of any nature allowed to exist that would mar the beauty of the subdivision;

8. No housetrailers will be allowed or permitted in this development, stored or otherwise used for any purpose;

9. There shall be no cinder, concrete or other type of block showing in any house erected in the subdivision;

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

The above Covenants and conditions are placed on the property hereinafter specified and set forth as a part of a general scheme or plan of development for the benefit of all owners of the property hereinafter specified within the said "BRITISH WOODS ESTATES SUBDIVISION", 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 shall be in full force and effect until the 24th day of May, 1995.

*Larry C. Hunt* (SEAL)  
Larry C. Hunt

*Barbara Ann J. Hunt* (SEAL)  
Barbara Ann J. Hunt

Subscribed and sworn to before me this  
the 27<sup>th</sup> day of May, 1965.

*Patricia G. Rogers*  
Notary Public

My Commission Expires: 5/16/67

NORTH CAROLINA, Randolph County  
The foregoing  
Certificate of *Patricia G. Rogers*  
a Notary Public of Randolph County  
State of N. C. is and to be correct. Let the  
instrument, with the certificate, be registered.  
This 27 day of May, 1965  
*Charles H. ...*  
Clerk Superior Court

Filed for registration at 3:50 o'clock P.  
M. May 27<sup>th</sup> 1965 and  
registered in the office of the register of  
Deeds for Randolph County in Book No. \_\_\_\_\_  
Page No. \_\_\_\_\_  
*Annie Shaw*  
Register of Deeds  
By *Wanda Phillips*  
asst.