

(1)
NORTH CAROLINA
RANDOLPH COUNTY

KNOW ALL MEN by these presents that JOHN W. C. MENDENHALL, widower, is the owner of that property described in a deed from R. Reid Mendenhall, et als, recorded in the Office of the Register of Deeds of Randolph County, North Carolina, in Book 776 at Page 211, to which deed reference is made for more particular description.

THAT said property, as described in said Book 776 at Page 211 in the Office of the Register of Deeds of Randolph County, has been subdivided into lots and streets, all shown by a plat thereof, by Clotus Craven, Reg. Surveyor, 143 Law Building, Asheboro, N.C., dated April, 1965, and titled MENDENHALL HILLS, Section No. 1, John Mendenhall, Owner, Randolph County, Trinity Township; that said plat of Mendenhall Hills, Section No. 1, has been duly recorded in the Office of the Register of Deeds in Randolph County, N.C., in Plat Book 11 Page 66.

In order to provide a uniform plan for improvement of said entire subdivision, known as Mendenhall Hills, Section No. 1, as per plat thereof, duly recorded in the Office of the Register of Deeds of Randolph County, in Plat Book 11 at Page 66, I

DO HEREBY COVENANT and AGREE to and with all other persons, firms, or corporations hereinafter acquiring any of said property, that all of the said lots are hereby subjected to the following restrictions, as to the use thereof running with said property by whomsoever owned, to wit:

172

1. The property shall be used for residential purposes only, and no building other than single family residences, except garages, or outhouses for domestic purposes, shall be built on said premises.

2. There shall be no house constructed in this development having less than 1,000 square feet of floor space on the first floor which does not include car ports, garages, or porches.

3. No structure shall be built on the above described property with concrete blocks and no foundation shall be constructed with concrete blocks, unless said concrete blocks are completely covered and used only as an inner wall.

4. No house shall have imitation siding of any description.

5. No house shall be built closer than 40 feet to the front property line and no closer than 10 feet to the side property line.

6. There shall be no outside toilets in this subdivision.

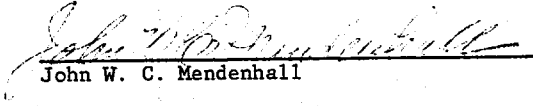
7. There shall be no chicken houses, hog pens, dog pens, or stables of any description in this subdivision.

8. There shall be no junk automobiles or any other type salvage stored in this subdivision.

9. There shall be no house trailers stationed in this subdivision.

10. Invalidation of either one of these restrictions by the court shall not invalidate the remainder of these restrictions.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal this the 9th day of July, 1965.

 (SEAL)
John W. C. Mendenhall

(2)

NORTH CAROLINA
GUILFORD COUNTY

I, Jewel C. Cannon, a Notary Public of said County, do hereby certify that JOHN W. C. MENDENHALL, widower personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal this the 9th day of July, 1965

Jewel C. Cannon
Notary Public



My Commission Expires: May 26, 1966

NORTH CAROLINA, Randolph County

The foregoing Certificate of Jewel C. Cannon a Notary Public of Guilford County, State of N. C., is adjudged to be correct. Let the instrument, with the certificate, be registered. This 16 day of July, 1965

Clayton R. Sasser, Jr.
Clerk Superior Court

Filed for registration at 1:20 o'clock P.
M. July 16th 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