

NORTH CAROLINA
RANDOLPH COUNTY

KNOW ALL MEN BY THESE PRESENTS that JOSEPH W. BOULDIN and wife, OLLIE N. BOULDIN are the owners and developers of the subdivision known as JOSEPH W. BOULDIN PROPERTY, proposed to be known as "BOULDIN HEIGHTS", and do hereby covenant and agree with all other persons, firms or corporations hereafter acquiring any lots in said subdivision that said lots are hereby subject to the following amended restrictions as to the use thereof, running with said lands, by whomsoever owned, to-wit:

1. All lots in the subdivision shall be known as and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any of said lots other than one, detached, single family dwelling, not exceeding two stories in height, and a private garage for not more than two cars, and other out-buildings incidental to residential use of said lots.

2. No dwelling shall be erected or permitted to remain upon any lot unless the ground floor area of the main structure of said dwelling, exclusive of one-story open porches, and garage, shall be at least 1,100 square feet.

3. No building, residence, retaining wall or any other masonry structure may be built on any lot using concrete blocks, cinder blocks or cement blocks, or any other type of block which shall be showing from the outside, either in the foundation walls or in the outside walls of the structure.

4. No residence, house, garage or other structure shall be erected or permitted to remain upon any lot which shall be constructed with asbestos or imitation siding of any type of description. All must be brick or brick veneer.

5. No structure of a temporary character, trailer, mobile home, house trailer, basement, tent, shack, garage, barn, or other out-building shall be used on any lot at any time as a residence, either temporarily or permanently.

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

7. No junk automobiles, or any other type of salvage shall be stored or allowed to remain upon any lot in this subdivision.

8. No chicken houses, hog pens or stables of any type or description shall be erected or allowed to remain upon any lot in this subdivision. No chickens, cattle, hogs, horses or any other type of live-stock shall be kept or permitted to be sheltered on any lot in this subdivision.

9. No shell homes shall be placed or built or erected on any lot in this subdivision.

10. No house trailers, trailers, or other temporary structures shall be placed upon or allowed to remain upon any of the lots in this subdivision, except that a builder actually engaged in the construction of a dwelling upon a lot in the subdivision may maintain temporarily a structure for the storage of tools and materials.

These restrictions supersede and replace those certain restrictions heretofore charged against said property which are recorded in Book 896, page 333, Randolph County Registry.

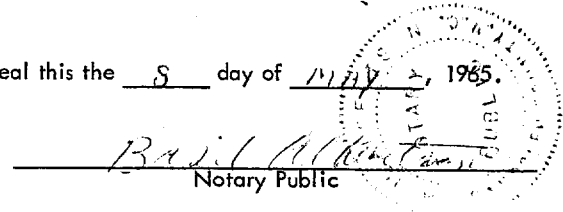
IN WITNESS WHEREOF, the said JOSEPH W. BOULDIN and wife, OLLIE N. BOULDIN, have hereunto set their hands and seals, this the 8 day of May, 1965.

Joseph W. Bouldin (SEAL)
Ollie N. Bouldin (SEAL)

NORTH CAROLINA
RANDOLPH COUNTY

I, Basil Albertson, a Notary Public of Randolph County, North Carolina, do hereby certify that JOSEPH W. BOULDIN and wife, OLLIE N. BOULDIN, personally appeared before me this day and acknowledged their due execution of the foregoing instrument.

WITNESS my hand and notarial seal this the 8 day of May, 1965.



My commission expires: August - 4 - 1966

NORTH CAROLINA, Randolph County.

The attached Certificate of Basil Albertson

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

This 17 day of May, 19 65
Carlyle D. Hanes, Dep.
Deputy Clerk Superior Court

Filed for registration at 10:00 o'clock A. M. May 17th 19 65

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

Page No. _____
By Annie Shaw
By Wanda D. Hillips Deputy Register of Deeds