

NORTH CAROLINA
RANDOLPH COUNTY

RESTRICTIVE COVENANTS
OF
CARRAWAY HILLS SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS that W. H. Beard Realty Company, C. S. Hill Farms, Inc., both North Carolina Corporations and W. H. Beard and wife, Edna S. Beard and C. S. Hill and wife, Pearl C. Hill, all citizens and residents of Randolph County, North Carolina, do hereby covenant and agree to and with all persons, firms and corporations hereafter acquiring any other properties hereinafter described in manner and form as follows:

WITNESSETH: WHEREAS, the parties to this instrument are the sole owners of those certain lands situate in New Market Township, Randolph County, North Carolina; AND WHEREAS, said lands have been subdivided by said owners and plats of the same have been recorded in the office of the Register of Deeds of Randolph County, North Carolina, as follows:

Carraway Hills Subdivision, Map No. 1, Plat Book 11, page 4;
Carraway Hills Subdivision, Map No. 2, Plat Book 11, page 67; and
Carraway Hills Subdivision, Map No. 3, Plat Book 11, page 58.

THIS DOES NOT INCLUDE: Lots 1 and 60 through 68 of Map 73
AND WHEREAS, the owners of said lands desire to impose the restrictive covenants herein contained upon the lands to be sold in said area for the benefit of all persons involved as owners or having other lawful interest of ownership or possession in said lands.

NOW, THEREFORE, in consideration of the benefits which have been derived and are to be hereinafter derived by each and every party to this agreement, their heirs or assigns, it is hereby covenanted and agreed that the lands herein described are subject to restrictive covenants as follows:

1. This is a residential subdivision only. There shall be no other type building erected other than a garage, and that for the home use, or a stable for horses and ponies only.
2. There shall be no house constructed in this subdivision having less than 1000 square feet of floor space on the first floor, which does not include carports, garages, or porches.
3. No house shall be erected on less than 100 feet of frontage.
4. No house shall be built of cement blocks, cinder blocks, or any other type of block.
5. No house shall be built having cement blocks showing in the foundation.
6. No house shall have imitation siding of any description in this subdivision.
7. No home can be built closer than forty (40) feet to the front property line and no closer than ten (10) feet to the side property line.
8. There shall be no outside toilets in this subdivision.
9. There shall be no junk automobiles or any other type salvage stored in this subdivision.
10. There shall be no chicken houses or hog pens of any description in this subdivision. This shall not include stables for horses and ponies only.

If any person shall violate or attempt to violate any of the covenants or restrictions contained herein, it shall be lawful for any other person or persons owning any of the lots in said subdivision to prosecute any proceedings or in equity against the person or persons violating or attempting to violate any such covenant or agreement, and either to prevent him or them from so doing or to recover damages for such violation. It is understood that this right extends not only to present owners of said lands, but also to future owners of individual lots conveyed by said present owners.

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Invalidation of one of these covenants by judgment or court order shall in no way affect any of the other covenants set forth herein, and such other provisions shall nevertheless remain in full force and effect subject to the terms hereof.

IN TESTIMONY WHEREOF, the said W. H. Beard Realty Company and C. S. Hill Farms, Inc. have caused these presents to be executed by their corporate officers thereto lawfully authorized and W. H. Beard and wife, Edna S. Beard and C. S. Hill and wife, Pearl C. Hill have hereunto set their hands and seals, this 14th day of May, 1965.

W. H. BEARD REALTY COMPANY

ATTEST:

M. Gordon Smith
M. Gordon Smith, Secretary
(corporate seal)

BY W. H. Beard (SEAL)
W. H. Beard, President

C. S. HILL FARMS, INC.

BY C. S. Hill (SEAL)
C. S. Hill, President

ATTEST:

Robert Ledbetter
Robert Ledbetter, Secretary
(corporate seal)

W. H. Beard (SEAL)
W. H. Beard

Edna S. Beard (SEAL)
Edna S. Beard

C. S. Hill (SEAL)
C. S. Hill

Pearl C. Hill (SEAL)
Pearl C. Hill

NORTH CAROLINA

RANDOLPH COUNTY

This 14th day of May, 1965, personally came before me, Marie W. Craver, a notary public of said county, W. H. Beard, who, being by me duly sworn, says that he is president of W. H. Beard Realty Company, and that the seal affixed to the foregoing instrument in writing is the corporate seal of said corporation, and that said writing was signed and sealed by him in behalf of said corporation by its authority duly given. And the said W. H. Beard acknowledged the said writing to be the act and deed of said corporation.

Witness my hand and notarial seal, this the 14th day of May, 1965.

Marie W. Craver
Notary Public

My Commission Expires: 11-21-65

NORTH CAROLINA

RANDOLPH COUNTY

This 14th day of May, 1965, personally came before me, Marie W. Craver, a notary public of said county, C. S. Hill, who, being by me duly sworn, says that he is president of C. S. Hill Farms, Inc., and that the seal affixed to the foregoing instrument in writing is the corporate seal of said corporation, and that said writing was signed and sealed by him in behalf of said corporation by its authority duly given. And the said C. S. Hill acknowledged the said writing to be the act and deed of said corporation.

Witness my hand and notarial seal, this the 14th day of May, 1965.

Marie W. Craver
Notary Public

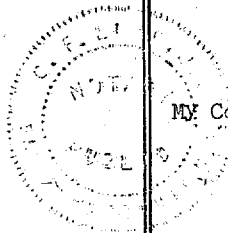
My Commission Expires: 11-21-65

NORTH CAROLINA
RANDOLPH COUNTY

I, C.F. LOWE, JR., a Notary Public of said
County, do hereby certify that W. H. Beard and wife, Edna S. Beard and
Carl S. Hill and wife, Pearl C. Hill personally appeared before me this date
and acknowledged the due execution of the foregoing Restrictive Covenants.

Witness my hand and seal, this 14th day of May, 1965.

C.F. Lowe, Jr.
Notary Public



MY Commission Expires: My Commission Expires May 8, 1966

NORTH CAROLINA, Randolph County.

The attached
Certificate of C.F. Lowe, Jr. and Majie
W. Beaman
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
Robert G. Lums
Deputy Clerk Superior Court

Filed for registration at 2:15 o'clock P.
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 [Signature] Phillips
asst. Register of Deeds