

NORTH CAROLINA
RANDOLPH COUNTY

RESTRICTIVE COVENANTS

(5) C. O. Byrd and wife Mabel M. Byrd; Ben F. Coleman & wife Dorothy B. Coleman; and Ira L. McDowell & wife Ruth H. McDowell are the owners of certain land now duly platted as Cannon Heights, Map # 1 recorded in Plat Book 12, Page 9 and Cannon Heights, Map # 2 recorded in Plat Book 12, Page 10, a Sub-Division of the County of Randolph, State of North Carolina. This Restrictive Covenant shall apply to the following lots hereinafter described and to them only. All lots of Cannon Heights, Map # 1, being lots one (1) thru five (5) inclusive as recorded in Plat Book 12, Page 9 and lot numbers one (1) thru forty-four (44) inclusive and to these lots only of Cannon Heights, Map # 2, which is recorded in Plat Book 12, Page 10, in the Office of the Register of Deeds in and for Randolph County, North Carolina.

That in order to promote a well classified and regulated residential district upon said lots hereinabove specified as being duly laid out in said subdivision and described upon said plat to place upon the hereinabove described property the restrictions as hereinafter set forth:

1. That the property hereinabove described shall be used for residential purposes only, and no building other than residences except garages or outside utility buildings for domestic purposes shall be built on said premises, this shall not apply to churches or schools.
2. That all residences constructed shall consist of at least four rooms and a minimum of 1000 square feet of floor space, exclusive of breezeway and garages.
3. That no cement or concrete blocks may be exposed or placed where they can be seen in the exterior of the houses.
4. That no house trailers shall be parked upon said property.
5. That no used lumber or unsightly material may be placed on property or used in the construction of these residences.
6. No residence or building of any kind erected on the property shall be nearer the front property line on any street than forty (40) feet, nor nearer to the side property lines than five (5) feet.
7. That all sewage disposal shall be made through use of approved septic tanks or underground sewer system.
8. That no Shell homes or apartment houses shall be erected or licensed to exist on the above described lots.
9. An easement has been granted to Carolina Power & Light Co. for purposes of supplying electricity and to Central Telephone Co. to supply telephone service to the owners and occupants of said lots and portion of hereinabove described lands.

The above covenants and conditions are placed on the property and lots hereinabove specified and set forth as a part of a general plan of development for the benefit of all owners of the property hereinabove specified within said development, 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 lots.

This agreement to be in full force and effect until January 1, 2000.

IN TESTIMONY WHEREOF, C. O. Byrd & wife Mabel M. Byrd; Ben F. Coleman & wife Dorothy B. Coleman; and Ira L. McDowell & wife Ruth H. McDowell have caused these restrictive covenants to be signed by all owners of Cannon Heights, on this the 26th day of October, 1965.

<u>C. O. Byrd</u> (SEAL)	<u>Dorothy B. Coleman</u> (SEAL)
C. O. Byrd	Dorothy B. Coleman
<u>Mabel M. Byrd</u> (SEAL)	<u>Ira L. McDowell</u> (SEAL)
Mabel M. Byrd	Ira L. McDowell
<u>Ben F. Coleman</u> (SEAL)	<u>Ruth H. McDowell</u> (SEAL)
Ben F. Coleman	Ruth H. McDowell

NORTH CAROLINA - RANDOLPH COUNTY

I, Doris W. Hunt, a Notary Public in and for said County and State, do hereby certify that C. O. Byrd & wife Mabel M. Byrd; Ben F. Coleman & wife Dorothy B. Coleman; and Ira L. McDowell & wife Ruth H. McDowell, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal, this 26 day of October, 1965.

My Commission expires: Nov. 10, 1965

Doris W. Hunt
Notary Public

NORTH CAROLINA, Randolph County.

The attached Certificate of Doris W. Hunt

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

This 26 day of October, 1965.
Mary Lee Surph, Dep.
Deputy Clerk Superior Court

Filed for registration at _____ o'clock _____

M. 3:15 1965

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

Page No. _____
James H. Law
Deputy Register of Deeds