

NORTH CAROLINA
RANDOLPH COUNTY

RESTRICTIVE COVENANTS

THIS AGREEMENT, Made and entered into this the 23rd day of March, 1966,
by and between Walter V. Roberts and wife, Virginia S. Roberts, of Randolph County,
North Carolina;

WITNESSETH:

THAT WHEREAS, Walter V. Roberts and wife, Virginia S. Roberts, are the
owners of a certain parcel of land in Asheboro Township, being the same property
conveyed to them by deed recorded in Book 879, page 502, Randolph County Registry;
that they have sub-divided the said property and said subdivision is known and desig-
nated as the Crescent of Greystone, and being Lots Nos. 1 through 17.

AND WHEREAS, affiants in order to promote a well classified and regulated
residential district upon said parcel of land hereinabove specified as being Lots Nos.
1 through 17 in said Crescent of Greystone Subdivision do place upon the hereinabove
described property the restrictions as hereinafter stipulated and set forth:

1. That these restrictions herein shall apply to all of those lots, tracts, or
parcels of land hereinbefore referred to and listed above.
2. That the property hereinabove described shall be used for residential
purposes only, provided that this shall not apply to churches or schools; and pro-
vided further that no residence shall be constructed on any lot containing a land
area of less than 8,000 square feet; and provided further that each residence
constructed upon any lot in this area shall contain a minimum of 1,400 square
feet of living and heated area on the first floor exclusive of porches, carport,
and garages.
3. No residence or building of any kind erected on the property shall be
nearer the front property lines on any street than 40 feet, no nearer either of the
side property lines of a building lot than 10 feet, provided that this section shall
not apply to garages and outside utility houses which are erected in the rear of the
residences and dwelling.
4. That no swine enclosure can be built, or erected and further that no swine
may be raised or kept on the premises.
5. That there shall be no shell homes built in the area.
6. That there shall be no trailers parked or used in the area for living or
storage purposes.

7. That there shall be no cement or cinder blocks visible in any home or building erected in this area. However, they may be used for utility buildings; provided they are attractively painted.

8. That there shall be no junk automobiles parked in the area, nor shall any other junk condition be allowed to exist that will mar beauty of the development.

The above covenants and conditions are placed on the property and parcel hereinabove specified and set forth as a part of a general scheme or plan of development for the benefit of all owners of the property hereinabove specified within said Crescent of Greystone 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 to be in full force and effect until March 23, 1996.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

Walter V. Roberts (SEAL)

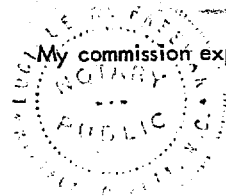
Virginia S. Roberts (SEAL)

NORTH CAROLINA
RANDOLPH COUNTY

I, Lucille A. Freeman, a Notary Public in the County and State aforesaid, hereby certify that Walter V. Roberts and wife, Virginia S. Roberts, personally appeared before me this day and acknowledged the due execution of the foregoing annexed instrument for the purposes therein expressed.

Witness my hand and notarial seal, this the 24th day of March, 1966.

Lucille A. Freeman
Notary Public



My commission expires: 9-29-1967.

NORTH CAROLINA, Randolph County

The foregoing Lucille A. Freeman
Certificate of Lucille A. Freeman
a Notary Public of Randolph County,
State of N. C., is a true and correct copy. Let the
instrument, with the certificate, be registered.
This 24th day of March, 1966

Mary Lu Juggle Dep.
Clerk Superior Court

Filed for registration at 11:45 o'clock A. M. March 24th 1966 and registered in the office
of the Register of Deeds for Randolph County, in Book No. _____ Page No. _____

Orville Shaw
Register of Deeds