

THIS DEED, Made this \_\_\_\_\_ day of February, 1966, by and between CENTURY DEVELOPMENT CORPORATION, a Corporation of Guilford County and State of North Carolina, hereinafter called Grantor and CHARLES HASSON PATTERSON, Jr. and wife ALTA L. PATTERSON, of Guilford County and State of North Carolina, hereinafter called Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in Trinity Township, Randolph County, North Carolina, described as follows:

BEGINNING at an iron stake in the center line of Pine Ridge Drive;

which said beginning point is located as follows: beginning at an iron stake in the southeast line of State Road No. 1004 in the center line of Pine Ridge Drive, said point being 230 feet in a southerly direction along the southeast line of State Road No. 1004, from the corner of the property of Austin; running thence along the center line of Pine Ridge Drive as follows: south 71 degrees 24 minutes 10 seconds east 333.84 feet; thence a curve to the right with a radius of 489.28 feet for a distance of 159.64 feet; thence south 52 degrees 42 minutes 30 seconds east 123.64 feet; thence a curve to the left with a radius of 363.67 feet for a distance of 195.18 feet; thence south 83 degrees 27 minutes 30 seconds east 159.94 feet to a point in the center line of Pine Ridge Drive; running thence south 6 degrees 32 minutes 30 seconds west 30 feet to an iron stake in the south line of Pine Ridge Drive, which said iron stake is the beginning point of the property described herein;

running thence south 6 degrees 32 minutes 30 seconds west 200 feet to an iron stake; running thence north 83 degrees 27 minutes 30 seconds west 205.36 feet; running thence north 10 degrees 55 minutes east 201.73 feet to an iron stake in the south line of Pine Ridge Drive; running thence along the south line of Pine Ridge Drive in an easterly direction along a curve with a radius of 393.67 feet for a distance of 30.06 feet; continuing thence along the south line of Pine Ridge Drive south 83 degrees 27 minutes 30 seconds east 159.94 feet to the point and place of the beginning.



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The same being a part of that property conveyed to Century Development Corporation by Baxter Savage and John C. Riggs, Commissioners, by Deed dated September 29, 1965, and recorded October 1, 1965, in Book 916 at Page 46 in the Office of the Register of Deeds of Randolph County, North Carolina.

This property is conveyed subject to the following restrictions as to the use of the land conveyed herein, which said restrictions shall run with the land by whomsoever owned, and the Grantors do further covenant that the restrictions set out herein shall apply to all of the property which was conveyed to Century Development Corporation by Baxter Savage and John C. Riggs, Commissioners, by Deed recorded in Book 916 at Page 46 in the Office of the Register of Deeds of Randolph County, North Carolina.

1. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars. PROVIDED THAT church buildings and schools buildings shall be permitted.
2. DWELLING SIZE. No dwelling shall be permitted on any lot the ground floor area of the main structure of which, exclusive of one-story open porches and garages, shall be less than 1200 sq. ft. for a one-story dwelling nor less than 800 sq. ft. for a dwelling of more than one story.
3. BUILDING LOCATION. No building shall be located on any lot nearer than 60 feet to the front lot line nor nearer than 25 feet to any side street line nor nearer than 10 feet to any interior lot line, provided the side line restrictions shall not apply to garages and for the purpose of this covenant eaves, steps and open porches shall not be considered as a part of a building.
4. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as will be shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities,

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or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

5. NUISANCES. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
6. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
7. CONSTRUCTION. No cement or concrete blocks shall be allowed to show on the outside of any building.
8. ANIMALS. No horses, cattle, pigs, or any other animals of any kind, other than domestic house pets shall be allowed.
9. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
10. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
11. SEVERABILITY. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

TO HAVE AND TO HOLD the above described premises, with all the appurtenances thereunto belonging or in any wise appertaining, unto the Grantee, his heirs, and/or successors and assigns forever.

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And the Grantor covenants that it is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (except the restrictions set out herein above); and that it will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

ATTEST:

P Hunter Dalton Jr  
Secretary

CENTURY DEVELOPMENT CORPORATION  
By: Ralph O Smith  
President

(Corporate Seal)

State of North Carolina -- Guilford County

I, E. B. CROWSON, a Notary Public, do hereby certify that P. HUNTER DALTON JR personally came before me this day and acknowledged that he is \_\_\_\_\_ Secretary of CENTURY DEVELOPMENT CORPORATION, and that, by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by its RALPH O SMITH President, sealed with its corporate seal, and attested by himself as its P. HUNTER DALTON JR Secretary.

My Commission Expires: February 5, 1968

Witness my hand and office seal, this the 23rd day of February, 1966.

NORTH CAROLINA, Randolph County  
I, E. B. Crowson  
Notary Public  
Do hereby certify that  
this 23rd day of February, 1966  
Mary Lou Suggs  
Clerk Superior Court

E. B. Crowson  
Notary Public

Filed for registration at 10:55 o'clock A. M. February 24<sup>th</sup> 1966 and registered in the office of the Register of Deeds for Randolph County, in Book No. \_\_\_\_\_ Page No. \_\_\_\_\_

By Wanda Phillips, asst.  
Register of Deeds