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NORTH CAROLINA  
RANDOLPH COUNTY

RESTRICTIVE COVENANTS ON HOPEWELL ACRES  
Plat book 12, at page 95

KNOW ALL MEN BY THESE PRESENTS that we, JEROME B. COX and his wife HYACINTH T. COX, of Randolph County, North Carolina, do hereby covenant and agree with all persons, firms or corporations hereafter acquiring any of the property in the subdivision known as HOPEWELL ACRES, Trinity Township, Randolph County, North Carolina in the manner and form as follows:

W I T N E S S E T H:

That whereas Jerome B. Cox and wife Hyacinth T. Cox are the owners of all of the lots in the subdivision herein named, and

Whereas all of said lots are so situated as to comprise a neighborhood unit of a subdivision known as HOPEWELL ACRES, and it is the intent and purpose of the said Jerome B. Cox and wife, Hyacinth T. Cox, to convey the said lots now owned by them to persons who will erect thereon residences to be used for family purposes; and

Whereas, all of the parties desire to establish a general scheme or plan regarding the use and enjoyment of said lots owned by them for the benefit of the prospective purchasers, and to restrict the use of said lots in a uniform manner and to put all persons on notice of such restrictions as shall be hereafter set forth:

NOW THEREFORE, the said Jerome B. Cox and wife Hyacinth T. Cox, do hereby agree, publish and declare that the lots owned by them and shown on the said map or plat of HOPEWELL ACRES, plat book 12, at page 95, in the Office of the Register of Deeds for Randolph County, North Carolina shall be subject to the restrictions hereafter set forth which shall constitute covenants running with the land and do agreed, publish and declare that the deeds hereafter made by them for any of said lots shall be made subject to the restrictions set out as follows:

- 1- This property shall be used for residential purposes only.
- 2- No residence shall be built nearer the front property line than 40 feet.
- 3- No hog pens of any kind shall be permitted on the property.
- 4- There shall be no outside toilets permitted on the property and all sewerage disposal shall be made through the use of approved septic tanks.
- 5- No residence shall be built upon less than a minimum of four units as set out in plat here referred to.
- 6- No residence shall be built that shall have less than 1000 square feet of floor space on the first floor, exclusive of carports, porches or garages.
- 7- There shall be no junk automobiles allowed on the property.
- 8- No imitation siding may be used or no cement blocks can be left showing from the outside appearance. No pillar type.
- 9- There shall be no trailer homes of any kind permitted on the property.
- 10- The foregoing covenants and restrictions are to run with each of said lots, by whomsoever owned, until January 1st., 1980.

IN WITNESS WHEREOF, the said Jerome B. Cox and his wife Hyacinth T. Cox have hereunto set their hands and seals this the 12th day of October, 1967.

Jerome B Cox (SEAL)  
Hyacinth T. Cox (SEAL)

NORTH CAROLINA  
 RANDOLPH COUNTY

Frank H. Causey, a notary Public, do hereby certify that Jerome B. Cox and his wife Hyacinth T. Cox, personally appeared before me this day and acknowledged the due execution of the annexed instrument.

Witness my hand and notarial seal, this the 21st day of October, 1967.

Frank H. Causey  
 NOTARY PUBLIC.

My commission expires:  
11-13-67

NORTH CAROLINA - Randolph County  
 The foregoing certificate(s) of Frank H. Causey  
 a Notary Public of Randolph Co.  
 is (are) certified to be correct. This instrument was presented for registration and recording in this office at Book \_\_\_\_\_ Page \_\_\_\_\_  
 This 30th day of October, 1967  
 at 12:40 o'clock P. M.  
 Annie Shaw, Register of Deeds  
 By Annie Shaw  
 Register of Deeds