

RESTRICTIVE COVENANTS

3

NORTH CAROLINA
RANDOLPH COUNTY.

Mary F. COLEMAN and Edith ELLISON , first being duly sworn, say: That they are the owners of the real property hereinafter described which is located in Asheboro Township, Randolph County, North Carolina, and being more particularly described as follows:

BEING all of Lots Nos. 1,2,3,4,5,6,7,8,9,10,11,12,13, 14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31, 32,33,34,35,36,37; as shown by a plat of Mary F. Coleman and Edith Ellison Subdivision, said plat being of record in Plat Book 12, at Page 85, in the office of the Register of Deeds of North Carolina- Randolph County.

The affiants in order to promote a well classified and residential district upon said lots and said property which is now designated as "Mary F. Coleman & Edith Ellison" Property as being owned by said affiants do place upon said lots and property the following restrictions:

1. This property described above shall be used for residential purposed only.
2. That each residence constructed upon any lot shall contain a minimum of (1300) Thirteen hundred square feet of living and heated area on the first floor exclusive of porches, car ports, 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 forty (40) feet, no nearer to either of the side property lines of a "building lot" than ten(10) feet provided that this section shall not apply to garages or out-side utility houses which are erected in the rear of the residence and dwelling.
4. That all sewage disposal shall be made through the use of approved septic tanks and no outside toilets will be permitted.

5. That there shall be no cement or cinder blocks visible in any home or building erected in this area.

6. 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.

7. 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.

8. No animals, live stock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

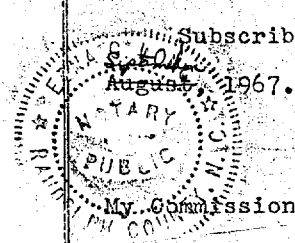
9. Any house, garage, or outbuilding erected on said premises shall not be constructed of unsightly material but shall be at least the quality of German siding or brick.

This agreement to be in full force and effect until August 1, 1987

This is the 25th day of August, 1967.

Mary F. Coleman (SEAL)
Mary F. Coleman

Edith Ellison (SEAL)
Edith Ellison



Subscribed and sworn to before me this 5th day of

August, 1967.

Edna H. Long
NOTARY PUBLIC

My Commission Expires: 8-16-68

NORTH CAROLINA, Randolph County.

The attached Certificate of Edna H. Long

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

This 5th day of September, 1967
Robert L. Lewis
Deputy Clerk Superior Court

Filed for registration at 5:00 o'clock P.
M. Sept 5 1967

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

Page No. _____
Julie Shaw
Deputy Register of Deeds