

NORTH CAROLINA--RANDOLPH COUNTY

RESTRICTIVE COVENANTS FOR CANTERBURY FOREST SUBDIVISION, SECTION NO. 3. A PLAT OF WHICH IS DULY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RANDOLPH COUNTY NORTH CAROLINA IN PLAT BOOK 13, AT PAGE 77.

KNOW ALL MEN BY THESE PRESENTS THAT BOBBY R. CLODFELTER and wife, SHIRLEY S. CLODFELTER are the owners and developers of the SUBDIVISION known as CANTERBURY FOREST SUBDIVISION, SECTION NO. 3, a plat of which is duly recorded in the Office of the Register of Deeds for Randolph County, North Carolina in Plat Book 13, At Page 77, do hereby covenant and agree with all persons, firms or corporations now owning or hereafter acquiring any property in said Subdivision that all lots in said subdivision are hereby Subject to the following restrictions as to the use thereof, running with said lands, by whomsoever owned, to-wit:

1. This property shall not be used for industrial or commercial use.
2. No residence shall be built nearer the front property line than forty (40) feet.
3. No hog pens of any kind shall be permitted on the property; there shall be no outside toilets permitted on the property and all sewage disposal shall be made through the use of approved septic tanks.
4. No permanent residence shall be built upon less than a minimum of 20,000 square feet.
5. Only single family dwellings shall be built on this property.
6. No residence shall be built that shall have less than 1,200 square feet of heated 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 and no cement blocks can be left showing from the outside appearance.
9. There shall be no shell homes permitted on the property.
10. There shall be no mobile homes permitted on the property.
11. No animals shall be kept except domestic animals, provided they are not kept for commercial purposes.

IN WITNESS WHEREOF the GRANTORS have hereunto set their hands and seals this 10th day of October, 1969.

Shirley S. Clodfelter SEAL Bobby R. Clodfelter SEAL

NORTH CAROLINA-RANDOLPH COUNTY

I, Robert P. Burgess A Notary public for said State and County do hereby certify that BOBBY R. CLODFELTER and wife, SHIRLEY S. CLODFELTER personally appeared before me this day and acknowledged their execution of the foregoing instrument.

WITNESS my hand and notarial seal this the 10th day of October, 1969

My commission expires 3-20-70

Robert P. Burgess
Notary Public

NORTH CAROLINA - Randolph County

The foregoing certificate(s) of Robert P. Burgess,
Notary Public, Randolph Co., N.C.
is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book _____, Page _____

This 15 day of October, 1969
at 12:45 o'clock P. M.

Annie Snow, Register of Deeds

By Sue Phillips, Asst.
Register of Deeds

