

NORTH CAROLINA
RANDOLPH COUNTY

BOOK 2206 PAGE 506

RESTRICTIVE COVENANTS

THIS AGREEMENT, Made and entered into this 19th day of November, 1973, by Auman Construction Company, a North Carolina corporation with principal office and place of business in Asheboro, Randolph County, North Carolina;

W I T N E S S E T H:

THAT WHEREAS, Auman Construction Company, is the owner of a parcel of land containing 40.68 acres more or less, being the property described in Book 2161, Page 110, Wake County Registry; a portion of said property having been subdivided into a subdivision designated as Southern Acres, consisting of 15 tracts.

AND WHEREAS, Auman Construction Company, in order to promote a well-classified and residential district upon said parcel of land hereinabove specified as being Lots No. 1-15 of Southern Acres Subdivision has placed upon the hereinabove described property the restrictions hereinafter stipulated and set forth:

1. The property shall be used for residential purposes only, and any residence so erected shall contain a minimum of 1300 square feet of first floor area, exclusive of garage, breezeway, porch or carport area. However, duplex apartments may be constructed on said property, but no more than one duplex per tract.
2. There shall be no more than one dwelling house erected upon any tract referred to above except for tracts No. 7 and there shall be no more than two dwelling houses located thereon. Each dwelling shall be at least 70 feet from the front property line. Each dwelling shall be at least 10 feet from the side property line.
3. No swine or fowl shall be kept and maintained on said premises.
4. The use and occupancy of house trailers on said premises is prohibited.
5. No structure of a temporary character shall be erected or used as a residence on said property, including so-called Shell homes or homes that are only finished on the exterior.
6. There shall be no junk automobiles allowed on the property.
7. All dwellings erected on said premises shall have full foundation walls with no exposed concrete blocks.
8. Any outbuildings constructed on said property shall be set back at least 150 feet from the road and shall be constructed of good quality materials and the outside thereof shall

either be brick, painted or stained wood or enamel metal siding. No outbuildings shall be erected nor allowed to stand which is not constructed of good materials and the work done in a good workmanlike manner.

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 as Southern Acres Subdivision, and said covenants are and shall be binding upon the present owners of said land, 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.

These restrictions shall not apply to the 5.36 acre parcel shown on the map of Southern Acres and located on the Northwest side of the Norfolk and Southern Railroad.

This agreement to be in full force and effect until November 19, 1993.

IN TESTIMONY WHEREOF, Auman Construction Company has caused this instrument to be executed by its officers and its corporate seal affixed, all pursuant to authority duly given, the day and year first above written.

AUMAN CONSTRUCTION COMPANY

H. F. Auman Jr.
President

ATTEST:

James Bonner
Secretary

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This 19th day of November, 1973, personally came before me, Howard Frank Auman, Jr., who, being by me duly sworn, says that he is the president of Auman Construction Company and that the seal affixed to the foregoing instrument in writing is the corporate seal of the Company, and that said writing was signed and sealed by him, in behalf of said Corporation, by its authority duly given. And the said Howard Frank Auman, Jr. acknowledged the said writing to be the act and deed of said Corporation.

Witness my hand and notarial seal, this 19th day of November 1973.

Susan M. Stout
Notary Public

My commission expires: 8-9-77

NORTH CAROLINA—WAKE COUNTY

The foregoing certificate of Susan M. Stout

Notary (Yes) Public is (are) certified to be correct. This instrument was presented for registration and recorded in this office in Book 2206, Page 506.
This 26 day of Nov, 1973, at 3:35 o'clock P.M.

J. A. ROWLAND, Register of Deeds.
By Alvie G. Rowland
act Register of Deeds