

✓mail: W.J. Cox
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These RESTRICTIVE COVENANTS, made this the 10th day of July, 1999, by William T. Cox and wife, Rhonda M. Cox, of Randolph County, NC;

WITNESSETH; FILED 2000-004591
Mar 07 2000 11:24:55 am

That William T. Cox and wife Rhonda M. Cox are the owner-developers of that certain real property in Columbia Township, Randolph County, North Carolina, and now duly platted and entitled "Parksfield", and recorded in the Office of the Register of Deeds of Randolph County, North Carolina in Plat Book 58, Page 1.

Randolph County, NC
Ann Shaw, REGISTER of DEEDS

That the owner-developers hereby makes the following declaration as to limitations, restrictions and uses to which all lots in said sub-division may be put, hereby specifying that said declaration shall constitute covenants to run with the lots in said sub-division and shall be binding on all parties, corporations, and all persons or firms claiming under them and for the benefit of and limitations upon all future owners of lots in said sub-division, this declaration of restrictions being designated for the purpose of keeping said lots in said sub-division desirable, uniform and suitable in architectural design, and to insure the use of said lots for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness on the property, to maintain the desired tone of the community, and thereby to secure to each residential lot owner the full benefit and enjoyment of his home with no greater restriction upon the free and undisturbed use of his site than is necessary to insure the same advantages to the other site owners. Anything tending to detract from the attractiveness and value of the property for residential purposes will not be permitted.

Recording Fee 12.00

The Restrictive Covenants are as herein specifies:

1. The property shall be used for residential purposes only, and all residences shall be single family residences, and shall contain a minimum of 1600 square feet heated living area; or in case of a one and one-half story or two story structure, a minimum of 1100 square feet heated living area shall be required for the first level. Areas that have been left unfinished for future completion shall not be considered into the heated living area square footage... such as unfinished second levels, bonus rooms over garages, or attic areas.
2. No single wide or double wide mobile homes (whether on permanent foundation or not) will be permitted on any portion of the sub-division, nor will pre-manufactured homes, shell type homes, modular homes or pre-manufactured metal garage sheds be allowed on said property. Outbuildings such as well houses, potting sheds, lawn sheds or other out buildings as are usually an accessory to a single family residence will be permitted provided they are fully enclosed, attractive in appearance and conform with the harmony of the structures in said sub-division.
3. All structures constructed or placed on any lot shall be built of substantially new material and no used structures shall be relocated or placed on any lot without the approval of the developers or their legal representative.
4. All residences shall be constructed of permanent exterior materials. No concrete or

RE BOOK Book: 1650 Page: 0465