

says that he is the secretary-treasurer of the IDEAL PRODUCTION CREDIT ASSOCIATION, the corporation described in and which executed the foregoing instrument; that he knows the common seal of said corporation; that the seal affixed to the foregoing instrument is said common seal, and the name of the corporation was subscribed thereto by said secretary-treasurer and that said secretary-treasurer subscribed his name thereto, and said common seal was affixed, all by order of the Board of Directors of said corporation, and that the said instrument is the act and deed of the said corporation.

Witness my hand and official seal, this 25th day of July, 1967.

Lonnie Trentman (SEAL)
Notary Public

My commission expires: 6-2-68

STATE OF NORTH CAROLINA
DAVIE COUNTY

The foregoing certificates of Lonnie Trentman are adjudged to be correct. Let the instrument with the certificates, be registered.

Witness my hand and seal this the 19th day of August, 1967.

Glenn L. Hammer
Clerk Superior Court

Filed for registration at 1:50 o'clock P. M. August 22, 1967, and registered in the office of the Register of Deeds for Davie County, North Carolina, in Book 77, page 236 etc. August 22, 1967.

J. K. Smith
Register of Deeds

NORTH CAROLINA
DAVIE COUNTY

RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS that the undersigned, being the owners and developers of the development known as Southwood Acres, do hereby covenant and agree to and with all persons, firms, and corporations now owning or hereafter acquiring any property in any of the lots shown on the plat of Southwood Acres recorded in Plat Book 4, page 55, in the Office of the Register of Deeds of Davie County, North Carolina; and that the aforesaid lots shall be subject to the following restrictive covenants:

1. These covenants shall run with the land and shall be binding on all parties hereto and all persons claiming under them until the first day of August, 1987, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by a vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.
2. If the parties hereto or any of them or their heirs or assigns shall violate any of the covenants herein, it shall be lawful for any person or persons owning any of the lots as described above to prosecute any proceedings at law or in equity against the person or persons violating any such covenant and either prevent him or them from so doing or to recover damages for such violation.
3. Invalidation of any one of these covenants by judgment or Court order shall in no wise affect any of the other provisions, or covenants which shall remain in full force and effect.
4. No building or other structure shall be built, altered, or erected to be used, and no land shall be used, for any purpose other than a single-family dwelling and customary accessory buildings used in connection therewith as pertinent to the main dwelling.
5. Only one single-family dwelling shall be built, erected, or used on any on lot.
6. No lot as shown on the recorded plat shall be subdivided.
7. No residence having less than 1500 square feet of floor space measured from outside wall line, exclusive of porches, breezeways, garages or auxiliary outbuildings shall be erected on any lot shown on the recorded plat.
8. No building or part of building other than steps, overhanging eaves or cornices shall extend nearer to the front property line than 50 feet.
9. No building or part of building other than steps, overhanging eaves or cornices shall extend nearer to either of the side property lines than 15 feet.
10. No building shall be erected nearer the rear property line than 50 feet.
11. No lot shown on the recorded plat shall be used for any commercial purposes.

12. No structures of temporary character, such as a trailer, mobile home, tent, shack, garage, etc. shall be used on any lot shown on the recorded plat as a residence, either temporary or permanent.
13. No swine, goats, livestock, or fowls shall be kept on the premises.
14. No unlicensed motor vehicle shall be parked on the premises.

IN TESTIMONY WHEREOF, the said Donald W. Bingham and wife, Sarah S. Bingham; William E. Hall and wife, Betty H. Hall; H. R. Hendrix, Jr. and wife, Modene F. Hendrix; and W. D. Parks, Jr. and wife, Nancy M. Parks, have hereunto set their hands and affixed their seals, this 1st day of August, 1967.

Donald W. Bingham (SEAL)

Sarah S. Bingham (SEAL)

William E. Hall (SEAL)

Betty H. Hall (SEAL)

H. R. Hendrix, Jr. (SEAL)

Modene F. Hendrix (SEAL)

W. D. Parks, Jr. (SEAL)

Nancy M. Parks (SEAL)

NORTH CAROLINA
DAVIE COUNTY

I, Mitsi G. Foster, Notary Public, do hereby certify that Donald W. Bingham and wife, Sarah S. Bingham and W. D. Parks, Jr. and wife, Nancy M. Parks personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial Seal, this 10 day of August, 1967.

My commission expires: March 24, 1969

Mitsi G. Foster (SEAL)
Notary Public

NORTH CAROLINA
DAVIE COUNTY

I, Glenn L. Hammer, Clerk of the Superior Court, hereby certify that William E. Hall and wife, Betty H. Hall, and H. R. Hendrix, Jr. and wife, Modene F. Hendrix, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Let the instrument, with this certificate, be registered.

Witness my hand and official seal, this 19 day of August, 1967.

Glenn L. Hammer
Clerk Superior Court

NORTH CAROLINA, DAVIE COUNTY

The foregoing certificate of Mitsi G. Foster, a Notary Public of Davie County, State of North Carolina is adjudged to be correct. Let the instrument, with the certificates be registered.

Witness my hand and official seal, this 19 day of August, 1967.

Glenn L. Hammer
Clerk Superior Court

Filed for registration on the 22 day of August, 1967, at 2:00 o'clock P. M. and registered in the office of the Register of Deeds for Davie County, N. C., this 23 day of August 1967, at 10:05 o'clock A. M., in Book 77 of Deeds on page 237, and verified.

J. K. Smith
Register of Deeds