

Restrictive Covenants

75 percent of the lots covered by these restrictions, it is agreed to change said restrictions in whole or in part, viz:

1. All lots in the tract, except those otherwise designated on the recorded plat, shall be used for residential purposes only. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height, exclusive of basement.
2. All residential buildings shall have at least 750 square feet of floor area for the first floor, exclusive of porches, patios, basements and garages.
3. No building shall be located nearer than 30 feet to the front property line or 15 feet to the side property line.
- ✓ 4. No structure of a temporary character, trailer, mobile home, basement, tent, shack, garage, barn or other out building shall be used on any lot at any time as a residence either temporarily or permanently.
5. All building material, used in the construction of any structure shall be new materials.
6. No outside toilet or privy shall be constructed or used on any lot.
7. No lot shall be used or maintained as a dumping ground for rubbish.
8. No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
9. No horses, cows, chickens, sheep or goats shall be raised, bred or kept on any lot. Dogs, cats or other household pets, however, may be kept provided they are not kept, bred or maintained for any commercial purpose.
10. No lot or group of lots may be resubdivided so as to produce a greater number of lots.
11. All residential buildings must be completed within 150 working days after starting or owner must get written approval of delays from the Developer(s) of The Pasture Gate Subdivision.
12. Cinder or concrete block, asphalt shingles, or tarpaper, shall be prohibited as a major exterior building material.
13. The collection or accumulation of trash, garbage, rubbish or weeds must be immediately removed from the premises and all property shall be kept in an orderly sanitary condition at all times.
14. The invalidation of any one of the covenants or any part thereof by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
15. The covenant and restriction shall be binding upon all owners of lots in The Pasture Gate Subdivision, their heirs and assigns.

PASTURE GATE

Being Lot(s) No. 32 706 in the Pasture Gate Subdivision as the same appears by reference to plat of J. C. Shearin, C.E. dated June 20, 1966, recorded in the office of the Register of Deeds of Warren County in Plat Book No. 9, pages 19 and 20, to which reference is hereby made for more particular description. The metes, bounds, courses, distances and lines appearing on said plat, with respect to the premises hereby conveyed, are, by reference, incorporated herein and made a part hereof as fully and to all intents and purposes as though the same were fully set forth herein.

The following restrictions and covenants shall apply to the property known as The Pasture Gate Subdivision as designated on the plat recorded in the office of the Register of Deeds of Warren County, North Carolina. These restrictions and covenants are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 1986, at which time said restriction shall be automatically extended for successive periods of ten (10) years each, unless by the written consent of these owners of more than

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