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BOOK 179 PAGE 161

RECORDED  
AND  
INDEXED  
2/28/59

NORTH CAROLINA  
UNION COUNTY

RESTRICTIVE COVENANTS

J. K. BOLING and wife, LONISE P. BOLING; BEN F. COLEMAN and wife, DOROTHY B. COLEMAN; and E. T. WALTON and wife, CLARA B. WALTON of Randolph County, N. C.; and LEROY RUSHING AND wife, PAIR P. RUSHING of Union County, N. C. are the owners of that tract of land in Monroe Township, Union County, North Carolina which is described in deed of conveyance recorded in Book 173, at page 531, Union County Registry, except for a small tract previously conveyed by deeds recorded in Book 178, at pages 483 and 485. Said property has been subdivided by the undersigned and divided into lots, a plat of said property showing Lots Nos. 1 through 40, inclusive, and Tract Nos. 1 and 2, having been prepared and designated Eden Forest (the said subdivision now being called "CLUB VIEW ACRES"), and the undersigned are the owners of all of said subdivision except Lot Nos. 39 and 40.

That in order to promote a well classified and regulated residential district upon the lands owned by them in said subdivision, EXCEPT FOR LOT NOS. 1, 2, and 3 which are excluded from these Restrictive Covenants, as laid out in said subdivision and shown on said plat, do place upon Lot Nos. 4 through 38, inclusive and Tract Nos. 1 and 2, of the subdivision the following restrictions:

1. The property shall be used for residential purposes only, and no buildings other than residences, except garages or outside utility buildings for domestic purposes shall be built or maintained upon the premises, provided this shall not prohibit the building of churches upon the property.
2. All residences constructed and maintained upon the premises shall have a minimum of eleven hundred (1100) square feet of enclosed living space exclusive of breezeways, porches and garages.
3. There shall be no cement or concrete blocks exposed or placed where they can be seen from the exterior of residences constructed and maintained upon the premises.
4. Used lumber or unsightly material shall not be used in the construction of residences and other buildings upon the premises.
5. Buildings constructed and maintained upon the property shall be no nearer the front property line on any street than forty (40) feet, or nearer to the side property lines than five (5) feet.

6. All sewage disposal shall be made through use of approved septic tanks or an underground sewer system.  
7. No apartment houses shall be erected, maintained or licensed to exist on said property.

8. No house trailers shall be parked or maintained upon the property.  
9. No shell homes shall be erected or maintained upon the premises.

The above covenants and restrictions are placed upon the property and lots hereinabove specified as a part of a general plan of development for the benefit of all owners of the property within said development, and shall be covenants running with the land, binding all future owners of the property.

These Restrictive Covenants shall be in full force and effect until September 1, 1987.

IN TESTIMONY WHEREOF, the undersigned do hereby execute these Restrictive Covenants and adopt as their own the seals opposite their names, this 17th day of October, 1962.

<u><i>J.K. Boling</i></u>	(SEAL)	<u><i>Dorothy Boling</i></u>	(SEAL)
<u><i>Louise C. Boling</i></u>	(SEAL)	<u><i>Fair P. Boling</i></u>	(SEAL)
<u><i>Ben F. Coleman</i></u>	(SEAL)		(SEAL)
<u><i>Dorothy B. Coleman</i></u>	(SEAL)		(SEAL)
<u><i>E. T. Walton</i></u>	(SEAL)		(SEAL)
<u><i>Clara B. Walton</i></u>	(SEAL)		(SEAL)
	(SEAL)		(SEAL)

North Carroll-Randolph County:

I, Doris W. Hunt, Notary Public, do hereby certify that J.K. Boling & wife Louise C. Boling, Ben F. Coleman & wife Dorothy B. Coleman, E. T. Walton and wife Clara B. Walton, personally appeared before me this day and acknowledged the due execution of the foregoing covenants. Witness my hand and official seal, this October 17, 1962.

My Commission Expires 11-1-63

*Doris W. Hunt*  
Notary Public



North Carolina - Union County

I, Billie B. Gordon, Notary Public do hereby certify that Leroy Kushing and wife Fair P. Kushing personally appeared before me this day and acknowledged the due execution of the foregoing covenants.  
Witness my hand and official seal, this the 24th day of October, 1962.



My Commission Expires 6-21-64

*Billie B. Gordon*  
Notary Public

STATE OF NORTH CAROLINA - Union County

The foregoing certificates of Boris W. Hunt, Notary Public of Randolph County, and Billie B. Gordon, Notary Public of Randolph County are adjudged to be correct. Let the foregoing deed, with these certificates, be registered.

This 24 day of October 1962

*William A. Thomas*  
Clerk of Superior Court

Filed for registration on the 24 day of March 1962 at 10:50 o'clock A.M. in the office of the Register of Deeds for Union County, N.C. in Book 179 of Deeds on page 103

*Glenn Henry*  
Register of Deeds