

RECORDED
1980
11-18-80
NORTH CAROLINA,
UNION COUNTY.

BOOK 201 PAGE 138

RESTRICTIVE COVENANTS

R. OLIN HILL and wife, SUE HILL of Union County, North Carolina, are the owners of that certain tract of land in Monroe Township, Union County, North Carolina, which is described in deed of conveyance recorded in Book 203, at page 329, Union County Registry. Said property has been subdivided by the undersigned into lots, a plat of a portion of said property showing Lots 1 through 39 inclusive, being shown on a plat designated as Hillisdale and recorded in Plat Book # 5, at Page 171, Union County Registry.

That in order to promote a well classified and regulated residential district upon the lands shown on said plat and any other property hereafter developed on the 32.8 acre tract described in Book 203, at page 329, Union County Registry, do place upon all of the lots in said subdivision the following restrictions:

All lots conveyed from said 32.8 acres tract of land shall be subject to certain restrictions as to the use thereof, running with the land by whomsoever owned for a period of twenty-five years from the date of this instrument; said restrictions, which are expressly assented to by future purchasers in accepting deeds for said lots, being as follows:

1. No building shall be erected or allowed to remain on said land (a) within 50 feet to the street abutting the front of said land, or (b) within 9 feet of either side line of said lot, provided, however, that this restriction as to the side lines may be wholly or partially waived by a quitclaim deed from the adjoining owner.
2. Said lots shall be used for residential purposes and single family houses, only and not for business, manufacturing, commercial or apartment house purposes; provided, however, this restriction shall not apply to schools, churches or to residence.
3. Only one residence and such outbuildings as are appurtenant thereto shall be erected or allowed to remain on each lot.
4. No residence shall be erected or allowed to remain on said lots which shall have a heated area of less than 1200 square feet. The area covered by porches, breezeways and garages shall not be considered in computing said footage.
5. No residence shall be erected or allowed to remain upon said lot which does not have an exterior primarily of brick nor shall said lot be used under any circumstances for garage, apartment or house trailer purposes nor for junk yard.

6. No sign or billboard or any kind shall be erected or allowed to remain on said lot other than a "FOR BROW SALE" sign not larger than two feet by three feet. **200 PART 138**

7. The undersigned reserve the easement of a right of way at any time during the life of these restrictions to grant rights of way for telephone and electric light poles, wires and cables and water and gas lines across and upon said lot within a distance of six feet from the property lines.

8. Notwithstanding any of the above provisions, lots 10, 11, 30 & 31 (said lots being corner lots) may be used for duplex apartment houses in accordance with applicable zoning ordinances.

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 on all future owners of the property.

IN TESTIMONY WHEREOF, the undersigned do hereby execute these

Restrictive Covenants and hereunto set their hands and seals this the 20th day of September, 1966.

R. Olin Hill (SEAL)

Sue Hill (SEAL)

NORTH CAROLINA,
UNION COUNTY.

I, Billie B. Gordon, a Notary Public, do hereby certify that R. Olin Hill and wife, Sue Hill personally appeared before me this day and acknowledged the due execution of the foregoing covenants.

Witness my hand and Notarial Seal, this the 21st day of September, 1966.

Notary Public

My Commission Expires: 6/21/68

NORTH CAROLINA,
UNION COUNTY.

The foregoing certificate of Billie B. Gordon, a Notary Public of Union County is adjudged to be correct. Let the foregoing instrument, with these certificates, be registered.
This 21 day of September, 1966.

Walter H. Davis, Deputy
Clerk of Superior Court

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~~Notary Public for Union County, North Carolina~~
1866 N 47th
Book 206
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Clara Starnes