

FILED
YADKIN COUNTY
OCT 10 4 29 PM '81
REGISTERED
BILLS H. HENLEY
SEEDS

Recording Book & Page

YADKIN COUNTY

KNOW ALL MEN BY THESE PRESENTS, that HOWARD LOGAN and wife, MARGUERITE B. LOGAN, of Yadkin County, North Carolina, YADKINVILLE COUNTRY CLUB, INC. a North Carolina non-profit corporation, MARGARET L. BROWN and husband, HAROLD W. BROWN of Yadkin County, North Carolina and JAMES HOWARD LOGAN and wife, MARTHA L. LOGAN of Summerville South Carolina, hereinafter called Developers, do hereby covenant and agree to and with all persons, firms, and corporations hereinafter acquiring Lots 1 thru 18 in the development known as Country Club Estates, Section One, as surveyed and platted by Jerry Patrick Bullard, and recorded in Plat Book 6 at page 241, in the Office of the Register of Deeds of Yadkin County, North Carolina, and those two lots set forth on Exhibit A attached hereto the said lots being now owned by Developers, that such lots are hereby subjected to the following restrictions as to the use thereof, the said restrictions being appurtenant to and running with the said land by whomsoever owned. That said restrictions are hereby declared and agreed to be a burden and benefit to any person acquiring or owning any interest in the real property herein described or any improvements thereto, their grantees, successors, heirs, assigns, executors, administrators and devisees. These restrictions shall apply to each and every lot as shown upon the said recorded plat:

- Shore, Hudspeth and Harding • Attorneys at Law • P. O. Box 916 • Yadkinville, North Carolina 27055

RB287 P0518

constructed, tent, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

8. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other normal household pets may be kept, provided that they are not kept, bred or maintained for commercial purposes.

9. All driveways shall be paved with concrete, asphalt or other paving material. No gravel or dirt driveways shall be used or allowed.

NOTWITHSTANDING ANY OTHER PROVISION CONTAINED, THESE RESTRICTIONS SHALL NOT BE EFFECTIVE AS TO LOTS 1, 2 AND 3 AS SHOWN ON SAID RECORDED PLAT UNTIL JANUARY 1, 1990.

The foregoing covenants, restrictions, conditions and reservations shall remain in full force and effect for a period of thirty-five (35) years from the date hereof, provided the easements reserved and placed in use by such date shall be perpetual until such time as there is a change in use of the character of the property whereby the same or part thereof is no longer required.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Howard Logan hereby conveys to Yadkinville Country Club, Inc., a non-exclusive easement across St. Andrews Court a 60-foot wide easement, to be appurtenant to and to run with Lots 10 thru 15 as shown on said plat recorded in book 6 at page 241.

IN WITNESS WHEREOF, Developers have caused these restrictive covenants to be duly executed to be effective this the 10th day of October, 1988.

Howard Logan (SEAL)
Howard Logan

Marguerite B. Logan (SEAL)
Marguerite B. Logan

Margaret L. Brown (SEAL)
Margaret L. Brown

Harold W. Brown (SEAL)
Harold W. Brown

James Howard Logan

by: Howard Logan (SEAL)
Howard Logan, Attorney-in-fact
for James Howard Logan

Martha L. Logan

by: Howard Logan (SEAL)
Howard Logan, Attorney-in-fact
for Martha L. Logan

NORTH CAROLINA
YADKIN COUNTY

I, the undersigned Notary Public of said County and State, do hereby certify that Howard Logan and wife, Marguerite B. Logan, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this the 10th day of October, 1988.

Martha D. Livingston
Notary Public

My Commission Expires: My Commission Expires October 22, 1989

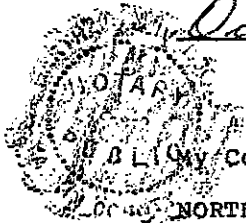
RB287 P0519

NORTH CAROLINA

YADKIN COUNTY

I, the undersigned Notary Public of said County and State, do hereby certify that Margaret L. Brown and husband, Harold W. Brown, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this the 10th day of October, 1988.



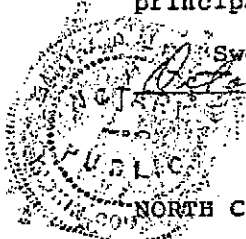
Martha D. Livingston
Notary Public

My Commission Expires October 22, 1989

NORTH CAROLINA

YADKIN COUNTY

I, the undersigned Notary Public of said County and State, do hereby certify that Howard Logan, attorney in fact for James Howard Logan and wife, Martha L. Logan, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of James Howard Logan and wife, Martha L. Logan, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds of Yadkin County, North Carolina, on the 28th day of December, 1987, in book 279 at page 0473, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Howard Logan, attorney in fact, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said James Howard Logan and wife, Martha L. Logan, as principal.



Sworn and subscribed to before me, this the 10th day of October, 1988.

Martha D. Livingston
Notary Public

NORTH CAROLINA

YADKIN COUNTY

The foregoing certificates of Martha D. Livingston and Billie N. Renegar are certified to be correct. This instrument and this certificate are duly registered at the time and date and in the book and page shown on the first page hereof.

This the 10th day of October, 1988.

Billie N. Renegar, Register of
Deeds of Yadkin County, NC

By Billie N. Renegar
Deputy/Assistant

4332-1

EXHIBIT A

RB287 P0520

Lot 19 (A)

(A-03443) Being all that tract containing 0.745 acres, more or less, located in North Liberty Township, Yadkin County, North Carolina; said tract being located approximately 2-1/2 miles north of the center of the Town of Yadkinville; being more particularly described by courses referenced to that plat in plat book 6 at page 212 and distances according to a survey dated August 20, 1988, by Jerry Patrick Bullard, RLS No. L-1297, as follows:

COMMENCING at a point in the center of paved SR 1502, said point being the southernmost corner of Tract No. 2 as shown on that plat of Yadkin Country Club, Inc., as recorded in plat book 6 at page 212, in the northern line now or formerly of Wiley W. Shore, and runs thence with the northern line of Shore and the southern line of said Tract No. 2 north 70 deg. 31 min. 39 sec. west 30.80 feet to a point in the northwestern right-of-way line (allowing 30 feet from center) of paved SR 1502; thence with said right-of-way line north 32 deg. 35 min. 00 sec. east 73.26 feet to a new iron, the BEGINNING corner of the within described 0.745-acre tract; thence continuing with the said northwestern right-of-way line north 32 deg. 35 min. 00 sec. east 200.00 feet to a new iron pipe, the southernmost corner of a 0.785-acre tract; thence north 68 deg. 18 min. 45 sec. west 160.00 feet to a new iron pipe; thence new lines for Yadkin Country Club, Inc., the following two calls: (1) south 36 deg. 06 min. 00 sec. west 200.00 feet to a new iron, and (2) south 67 deg. 25 min. 00 sec. east 172.00 feet to the BEGINNING new iron.

Lot 20 (B)

(A-03444) Being all that tract containing 0.785 acres, more or less, located in North Liberty Township, Yadkin County, North Carolina; said tract being located approximately 2-1/2 miles north of the center of the Town of Yadkinville; being more particularly described by courses referenced to that plat in plat book 6 at page 212 and distances according to a survey dated August 20, 1988, by Jerry Patrick Bullard, RLS No. L-1297, as follows:

COMMENCING at a point in the center of paved SR 1502, said point being the southernmost corner of Tract No. 2 as shown on that plat of Yadkin Country Club, Inc., as recorded in plat book 6 at page 212, in the northern line now or formerly of Wiley W. Shore, and runs thence with the northern line of Shore and the southern line of said Tract No. 2 north 70 deg. 31 min. 39 sec. west 30.80 feet to a point in the northwestern right-of-way line (allowing 30 feet from center) of paved SR 1502; thence with said right-of-way line north 32 deg. 35 min. 00 sec. east, crossing a new iron the corner of a 0.745-acre tract at 73.26 feet, a total distance of 273.26 feet to a new iron, the BEGINNING corner of the within described 0.785-acre tract; thence north 68 deg. 18 min. 45 sec. west 160.00 feet to a new iron pipe; thence new lines for Yadkin Country Club, Inc., the following two calls: (1) north 29 deg. 49 min. 10 sec. east 210.00 feet to a new iron, and (2) south 67 deg. 44 min. 55 sec. east 170.00 feet to a new iron in the northwestern right-of-way line (lying 30 feet from center) of SR 1502; thence with the northwestern right-of-way line south 32 deg. 35 min. 00 sec. west 210.00 feet to the BEGINNING new iron.