

STATE OF NORTH CAROLINA:
COUNTY OF VANCE:

The following protective covenants are to be inserted in all deeds to property sold by the undersigned in that certain sub-division known as Oakdale Sub-division near Henderson, North Carolina, and being more fully set forth and described in map of S. E. Jennette, engineer dated June 10, 1947;

OAKDALE
PROTECTIVE COVENANTS

That no building shall be located on this lot nearer than forty (40) feet from the property line on the street on which the house is to face, nor nearer than ten (10) feet from the side lines of said property herein conveyed. No dwelling containing less than five (5) normal size rooms of new standard construction shall be permitted on this lot. No dwelling shall be erected on any lot having less than 75 feet street frontage, and only one dwelling may be erected on any such lot.

This property shall be used for residential purposes only and no building shall be erected or used on this lot for any purpose other than as residential property.

No person of any race other than the Caucasian race shall use or occupy any building on this lot except this covenant shall not prevent the occupancy by domestic servants of a different race domiciled with an owner or tenants.

These covenants are to run with the lot herein conveyed and are binding on all parties hereto, and any person claiming under them until the 12th day of June, 1967, at which time said covenants shall be automatically extended for successive periods of ten years unless the owners of a majority of the lots in Oakdale Development as shown on map of S. E. Jennette, Engineer dated June 10, 1947 which lots are now numbered from 1 to 90 inclusive, agree to change said covenants in whole or in part.

If any owner of the lot herein conveyed shall violate or attempt to violate any of the covenants herein it shall be lawful for any owner of a lot or lots in Oakdale Development as shown on map of S. E. Jennette dated June 10, 1947 with like covenants to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any of said covenants, and either prevent him from doing so or recover damages for the violation. Same right shall extend to the grantors herein.

The invalidation of any one of these covenants by judgment of any court of competent jurisdiction shall in no wise effect any of the other provisions which shall remain in full force and effect.

These covenants shall apply to the 90 lots shown on the above referred to map, and to the undivided property adjoining Oakdale Circle for a distance of 175 feet from Oakdale Circle.

Witness our hands and seals this the 16th day of April, 1949.

S. E. Jennette (Seal)

Geo. A. Rose, Jr. (Seal)

STATE OF NORTH CAROLINA:
COUNTY OF VANCE:

The foregoing instrument was this day acknowledged before me by S. E. Jennette and George A. Rose, Jr. for the purposes therein expressed. Witness my hand and notarial seal this the 16th day of April, 1949.

My Com. Expires: 7-11-50

Esther W. Brown, N. P. (Seal)

NORTH CAROLINA:
VANCE COUNTY:

The foregoing Certificate of Esther W. Brown, a Notary Public of Vance County is adjudged to be correct and sufficient. Let the instrument with the certificates be registered. Witness my hand this 16th day of April, 1949.
Filed at 12 noon April 16, 1949

Lou Ann Stone, Deputy Clerk Superior Court

STATE OF NORTH CAROLINA
COUNTY OF VANCE

WHEREAS on the 16th day of April, 1949, the undersigned executed certain protective covenants covering Oakdale Sub-division on the Dabney Road, which said covenants are recorded in Book 264, Page 615, Vance County Registry; and whereas it is the desire of the Parties hereto to change said covenants, said changes to apply to all deeds to the property sold after this date.

NOW THEREFORE, the oakdale protective covenants, as set forth and recorded as above, are hereby changed so as to read as follows:

OAKDALE

PROTECTIVE COVENANTS

That no building shall be located on this lot nearer than forty (40) feet from the property line on the street on which the house is to face, nor nearer than ten (10) feet from the side lines of said property herein conveyed. No dwelling containing less than five (5) normal size rooms of new standard construction shall be permitted on this lot. No dwelling shall be erected on any lot having less than 75 feet street frontage, and only one dwelling may be erected on any such lot.

This property shall be used for residential purposes only and no building shall be erected or used on this lot for any purpose other than as residential property.

These covenants are to run with the lot herein conveyed and are binding on all parties hereto, and any person claiming under them until the 12th day of June, 1967, at which time said covenants shall be automatically extended for successive periods of ten years unless the owners of a majority of the lots in Oakdale Development as shown on maps of S. E. Jennette, Engineer, dated June 10, 1947 and May 12, 1952, which lots are now Numbered from 1 to 115 inclusive, agree to change said covenants in whole or in part.

If any owner of the lot herein conveyed shall violate or attempt to violate any of the covenants herein, it shall be lawful for any owner of a lot or lots in Oakdale Development as shown on maps of S. E. Jennette dated June 10, 1947 and May 12, 1952 with like covenants to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any of said covenants, and either prevent him from doing so or recover damages for the violation. Same right shall extend to the grantors herein.

The invalidation of any one of these Covenants by judgment of any court of competent jurisdiction shall in no-wise effect any of the other provisions which shall remain in full force and effect.

These covenants shall apply to the 115 lots shown on the above referred to maps, and to the undivided property adjoining Oakdale Circle for a distance of 175 feet from Oakdale Circle.

Witness our hands and seals this the 28th day of August, 1952.

S. E. Jennette (SEAL)

Geo A Rose Jr (SEAL)

STATE OF NORTH CAROLINA
COUNTY OF VANCE

The foregoing instrument was this day acknowledged before me by S. E. Jennette

and George A. Rose, Jr. for the purposes therein expressed.

Witness my hand and notarial seal this the 30 day of March, 1953.

Thelma P. Hines (SEAL)
Notary Public

My Commission Expires: January 25, 1954

North Carolina Vance County

The foregoing Certificate of Thelma P. Hines a N.P. of Vance county is adjudged to be correct and sufficient. Let the instrument with the certificates be registered.

Witness my hand this 18 day of April 1953.

Martha Irvin, Deputy
Clerk Superior Court

Filed at 12 o'clock -M April 18, 1953

H. M. Robinson, Register of Deeds