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BOOK 157 PAGE 315

DECLARATORY STATEMENT OF COVENANTS AND RESTRICTIONS

TO RUN WITH LAND

SANDHILL ACRES

This Declaration, Made this 24th day of November 1970, by Colon E. Blake and wife Inez A. Blake of Montgomery County, North Carolina.

WITNESSETH:

Whereas, Declarants are the owners of all of the lands situated in Montgomery County, North Carolina, which are or are to be contained in an area known as "Sandhill Acres Sub-Division", as shown and described on the plats thereof recorded and to be recorded in the Office of the Registrar of Deeds of Montgomery County, in the State of North Carolina; and,

Said Colon E. Blake and Wife Inez A. Blake, Residents of Candor, N. C. in Montgomery County, do hereby covenant and agree with all persons, firms and corporations, hereinafter acquiring any of the property in Sandhill Acres a subdivision in Biscoe Township, in Montgomery County, North Carolina, as described and shown in Plat Book 6 in pages 57 and \_\_\_\_\_ in the office of the Registrar of Deeds for Montgomery County; that the lots numbered 7 through 30 and 32 through 43 of said subdivision as recorded in Plat Book 6, page 57, in the Montgomery County Registry are now owned entirely by the undersigned, Colon E. Blake and wife Inez A. Blake and shall be subject to the restrictions and covenants hereinafter set forth and which shall constitute covenants running with the land and to be effective for a period of twenty (20) years from the date of this instrument, and does agree, publish and declare that any deeds hereinafter made by the undersigned for any of the lots here in referred to shall be subject to the restrictions and covenants set forth as follows: