

Gold Mountain Estates

1. Each lot as originally sold by the developers shall constitute a single homesite restricted to one single family residence and one outbuilding which may serve as garage or carport.
2. Each residence shall contain at least 750 square feet of heated floor space.
3. No sheet metal roofing shall be used in the construction of any building upon this section, and the outside walls shall be of either masonry, asbestos or similar siding, or weatherboarding, or like material of equal value or better.
4. No building shall be built upon said property designed for the keeping of livestock or poultry. No outside toilets shall be built thereon, and all sanitary installations shall be in compliance with the rules and regulations of the Health Department of the State of North Carolina.
5. No residence shall be built closer than 20 feet to the property line of any adjoining land owner or roadway.
6. This deed is made subject to the roadways and is also made subject to the easement of Nantahala Power and Light Company for power lines and other utilities.
7. No part of said premises shall be used as a junk yard or for any unsightly or obnoxious purposes.
8. If developers provide or have a water system provided, I will upon notice pay \$200. connecting fee and thereafter a minimum fee set by the utility commission in Raleigh, North Carolina.
9. If I do not comply with the above, I agree to accept the expense of the above as a lean on the above described property.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

These restrictions above listed apply to Map and Lots on the reverse side of this sheet.