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STATE OF NORTH CAROLINA

COUNTY OF RANDOLPH

KNOW ALL MEN BY THESE PRESENTS that FRED R. BYRD JR. and wife, DONNA W. BYRD, are the owners and developers of the subdivision known as Beech Tree, map of which is duly recorded in the office of the Register of Deeds of Randolph County, North Carolina, in Plat Book 26, Page 95, and do hereby covenant and agree with all persons, firms and corporations now owning or hereafter acquiring any property in said subdivision that all lots in said subdivision are hereby subject to the following restrictions as to the use thereof.

The restrictions imposed hereby are as follows:

1. That all residences constructed (excluding trailers) shall consist of at least four (4) room , plus one full bath and have a minimum of 1,000 square feet of enclosed floor space. exclusive of breezeways and garages.
2. That no apartment houses shall be erected or licensed to exist on said lots. All residences shall be single family dwellings or trailers.
3. That no house trailer or mobile home, less than 12 feet in width and 48 feet in length, nor house trailer or mobile home unless built by a reputable brand name house trailer manufacturer, is to be placed or parked on any lot in said subdivision.
4. All residences, houses and/or mobile homes must be on a masonry foundation or such other appropriate foundation that is approved by the undersigned developers.
5. There shall be no junk or unlicensed motor vehicles allowed on said property.
6. All sewage disposal in connection with the use of any lot and/or tract shall be made through the use of approved septic tanks, and sanitary arrangements must comply with local or state health ordinances, laws and regulations.
7. No poultry or swine shall be kept or maintained on said lots or tracts, and no poultry or swine houses or facilities shall be constructed or maintained on said property. No livestock or other animals, except family pets, shall be kept or maintained on said lots.
8. Not more than one storage building shall be permitted on each lot, which building shall be located in the rear of the residence structure.
9. All residences shall be located at least 40 feet from the front property line and all buildings and structures shall be at least least 10 feet from any side or rear lot line. The front line restriction shall not apply to the existing house trailer on Lots 25 and 26.
10. This property is subject to all existing easements and right of ways of record of this site.

The above covenants and conditions are placed on all lots in the subdivision identified above and are set forth as a part of a general plan of development for

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the benefit of all owners of the property hereinabove specified, and said covenants and restrictions are and shall be binding upon the present owners of said lots, their successors, heirs and assigns, and shall be covenants running with the land, binding on all future owners of said lots or tracts.

This agreement to be in full force and effect until January 1, 2006, after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the owners of the lots has been duly recorded agreeing to change said covenants and restrictions in whole or in part.

IN WITNESS WHEREOF, the owners and developers have hereunto set their hands and seals, this the 29th day of ~~July~~ ^{August}, 1986.

[Signature] (SEAL)
Fred R. Byrd, Jr.
[Signature] (SEAL)
Donna W. Byrd

STATE OF NORTH CAROLINA
COUNTY OF RANDOLPH

I, Joyce Kinley, a Notary Public of said county and state aforesaid, do hereby certify that Fred R. Byrd and wife, Donna W. Byrd, personally appeared before me this day and acknowledged the due execution of the foregoing Restrictions for the purposes therein expressed.

WITNESS my hand and notarial seal, this the 29th day of August, 1986.

[Signature]
Notary Public

My commission expires:
11-26-88

JOYCE KINLEY
NOTARY PUBLIC
RANDOLPH COUNTY, N. C.
My Commission Expires 11-26-88

NORTH CAROLINA - Randolph County
The foregoing certificate(s) of Joyce Kinley

Joyce Kinley, Notary Public of Randolph Co., Nc

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1185
Page 1651, This 29 day of Aug., 1986 at 4:17 o'clock P.M.

Annie Shaw, Register of Deeds
By Debbie Green, Deputy Register of Deeds