

✓ Don's Smith: 830 Sporo Ltd.
Asheboro, NC 27203

12/8

RANDOLPH COUNTY)
NORTH CAROLINA)

000790

RESTRICTIVE COVENANTS

THIS DECLARATION is made this the 5th day of December, 1988 by CENTRAL PIEDMONT INDUSTRIAL CORP., a North Carolina Corporation hereinafter called the "Declarant."

W I T N E S S E T H:

WHEREAS, the Declarant is the owner of the property described in Exhibit "A" attached hereto and made a part hereof, and;

WHEREAS, the declarant wishes to provide for the harmonious development and ongoing maintenance of the lands described in Exhibit "A" and;

WHEREAS, the Declarant desires for these covenants and conditions to remain in full force and effect until cancelled be the Declarant or its successor.

NOW THEREFORE, the declarant hereby declares that the real property described in Exhibit "A" attached shall be held, transferred, sold, and conveyed subject to the folling conditions, restrictions, covenants, reservations, and easements hereinafter set forth:

1. All plans for development and construction and any additions thereto and the location of the building on any lot shall be approved by the Declarant prior to the start of construction.
2. A landscape plan which shall be in keeping with the overall landscaping scheme for the park shall be submitted to the Declarant for approval prior to the start of construction.
3. There shall be a minimum setback of fifty (50) feet along the front property line and thirty (30) feet along the rear and side property lines: provided that, the ratio of building coverage to site area may not exceed fifty (50) percent.
4. Front entrance must be paved a minimum of fifty (50) feet in length and twenty (20) feet in width, in asphalt or concrete with an adequate turning radius at the street.
5. Buildings with all metal exteriors may only be constructed on the lots provided that the front exterior wall be at least fifty (50) percent glass, brick, stone or precast concrete.
6. All utilities on the lots shall be serviced with underground service.
7. Outside storage and refuse containers will be permitted only to the rear and sides of the buildings with approved screening.
8. All signs shall be in keeping with the general scheme and theme of the park and shall be approved by Declarant prior to installation.

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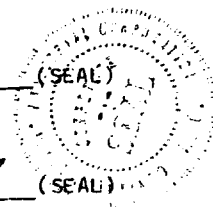
- 9. In keeping with the general scheme within the park, all flagpoles and exterior light poles and their location shall be approved by the Declarant.
- 10. These covenants are intended to supplement the State, County and City Zoning Ordinances and Variances to the Ordiances shall not be permitted without approval of the Declarant.
- 11. Purchasers and Owners of lots must maintain the exterior of the buildings and grounds in a reasonable manner which shall be in keeping with the remainder of the lands, or the Declarant may have the required work provided on behalf of individual owners, and the cost of same shall become a lien on the lot.
- 12. All clean-up and disposal of all hazardous materials shall be the responsibility and liability of the individual owners of said property.
- 13. The Declarant shall retain the right and privilege to enforce these covenants through injunctive relief.
- 14. Any covenant herein or any part thereof may be waived in writing by the Declarant.
- 15. These covenants and restrictions shall terminate on December 31, 2013.

IN WITNESS WHEREOF, the Declarant has set it's hand and seal the date first above written.

CENTRAL-PIEDMONT INDUSTRIAL CORP.

BY: [Signature]
President

[Signature]
Secretary



NORTH Carolina
RANDOLPH COUNTY

I, Linda M. Valla, a Notary Public in and for said County and State, do hereby certify that [Signature], personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 1st day of September 1989.

My Commission expires: My Commission Expires June 25, 1992 Linda M. Valla

NORTH CAROLINA
RANDOLPH COUNTY

I, Linda M. Valla, a Notary Public in and for said County and State, do hereby certify that [Signature], personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 1st day of September 1989.

My Commission expires: My Commission Expires June 25, 1992 Linda M. Valla

NORTH CAROLINA -- Randolph County

The foregoing certificate(s) of Linda M. Valla, Notary Public of Randolph County, NC

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1244, Page 790, This 1st day of Sept. 1989 at 9:02 o'clock A.M.

Ann Shaw, Register of Deeds

By [Signature] Deputy Register of Deeds

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"EXHIBIT A"

Map of Lots for Central Piedmont Industrial Co.,

Rocky Mount, E. Carolina

TRACT NO. 1: BEGINNING at an iron pipe in the northern right of way line of Southern Railroad, C. D. Brookshire and Hamlet corner; running thence along said railroad right of way line the following course and distances: South 64 degrees 27 minutes 57 seconds West 207.10 feet; thence South 68 degrees 30 minutes 17 seconds West 189.91 feet; South 72 degrees 59 minutes 59 seconds West 185.38 feet; South 78 degrees 31 minutes 47 seconds West 83.68 feet; South 83 degrees 28 minutes 74 seconds West 137.70 feet; South 88 degrees 49 minutes 11 seconds West 161.67 feet to an iron pipe in said right of way line, Hamlet and Mrs. W. E. Kennedy corner; running thence North 06 degrees 20 minutes East 1492 feet to a stone and iron pipe, Kennedy corner in Hamlet line; thence along Hamlet line South 81 degrees 28 minutes 34 seconds East 938.97 feet to an existing iron rod, Hamlet corner in Stevens' line; thence along Stevens, Orason, Dunt and Brookshire line South 04 degrees 21 minutes 42 seconds West 1,081.58 feet to an iron pipe, the place and point of Beginning, containing 29.38 acres, more or less, and being according to an unrecorded survey entitled "Survey for Jimmie Hamlet and Juanita M. Kirkman" by G. Thomas Moore, RLS, July 12, 1978.

TRACT NO. 2: BEGINNING at a stone, Mrs. W. E. Kennedy and Hamlet corner, the same being the northwestern corner of that certain 29.38 acre tract hereinabove described; running thence along Kennedy line North 82 degrees 24 minutes 11 seconds West 411.26 feet to a stone; thence North 07 degrees 53 minutes 48 seconds East 1400.71 feet to an existing iron pipe; thence North 68 degrees 46 minutes 04 seconds East 431.71 feet to an existing iron pipe; thence North 83 degrees 53 minutes 28 seconds East 1290.10 feet to an existing iron pipe; thence South 35 degrees 42 minutes 04 seconds West 677.96 feet to an iron pipe; thence South 05 degrees 49 minutes 17 seconds West 310.47 feet to an existing iron pipe; thence South 08 degrees 13 minutes 51 seconds West 486.31 feet to a stone; thence South 08 degrees 24 minutes 07 seconds West 310.38 feet to an iron pipe; thence North 81 degrees 28 minutes 34 seconds West 938.97 feet to a stone, the place and point of BEGINNING, containing 89.67 acres, more or less, and being according to an unrecorded survey entitled "Survey for Jimmie Hamlet and Juanita M. Kirkman" by G. Thomas Moore, RLS, March 7, 1980.

Tract No. 3: BEGINNING at an iron stake in the eastern right of way line of Public Road 1955, the southwest corner of that certain tract of land conveyed to the grantors herein consisting of 1.31 acres by Edwin Williams, said deed being recorded in Book 1148, Page 347, Randolph County Registry; running thence South 86 degrees East 370 feet to an iron stake in formerly Barker line near Hamlet line; thence along said line North 2 degrees East 60 feet to a new stake in formerly Barker now Hamlet line; thence along a new line North 86 degrees West 370 feet to an iron stake in the eastern right of way line of Public Road 1955; thence along the eastern right of way line of said road, South 12 degrees West 60 feet to the Beginning corner, containing approximately .80 acres, more or less, and being a portion of that property conveyed to the grantors herein by deed recorded in Book 1145, Page 347, Randolph County Registry.

Tract No. 4: All that strip piece or parcel of land situate, lying and being in Randolph County, North Carolina being bounded on the North by Central Piedmont Industrial Corporation, on the East by Grantor, and the South by right of way for U. S. Highway 170-Business, and on the West by Grantors and being more particularly described as follows:

"EXHIBIT A" continued
Description for Central Piedmont Industrial Co., Inc.

To find the point of beginning, commence at a point on the original center line of Grantor's Tract No. 18-2, being on Grantor's easterly property line as extended; and go thence, North 04 degrees 21 minutes 42 seconds East along Grantee's said easterly property line as extended, a distance of 57.03 feet to a point on Grantor's northerly right of way line, said point being 50.00 feet Northwardly from, as measured normal to, said original center line of Tract No. 18-2 and also being the POINT OF BEGINNING for the herein described parcel of land; thence, South 04 degrees 21 minutes 42 seconds West along Grantee's said easterly property line as extended, a distance of 118.36 feet to a point on Grantor's southerly right of way line, said point being 50.00 feet Southwardly from, as measured normal to, said original center line of track; thence, Southwestwardly along said southerly right of way line, along the arc of a curve to the right, at all points being 50.00 feet Southwardly from, as measured normal to, said original center line of track, the following chords: South 64 degrees 27 minutes 27 seconds West a chord distance of 193.25 feet; South 68 degrees 38 minutes 17 seconds West a chord distance of 188.27 feet; South 71 degrees 53 minutes 59 seconds West a chord distance of 193.99 feet; and South 78 degrees 31 minutes 47 seconds West a chord distance of 174.18 feet to a point on the northerly right of way line of U. S. Highway 220-Business (60 feet right of way); thence, North 11 degrees 28 minutes 13 seconds West along a line normal to said original center line of track, a distance of 50.00 feet to a point on said original center line of track; thence, Southwestwardly along said original center line of track along the arc of a curve to the right, the following chords: South 70 degrees 31 minutes 47 seconds West a chord distance of 18.31 feet; South 83 degrees 28 minutes 54 seconds West a chord distance of 148.12 feet; and South 88 degrees 49 minutes 11 seconds West a chord distance of 168.38 feet to a point on Grantee's westerly property line as extended; thence, North 86 degrees 20 minutes 00 seconds East along Grantee's said westerly property line as extended, a distance of 50.44 feet to a point on Grantor's northerly right of way line, said point being 50.00 feet Northwardly from, as measured normal to, said original center line of track; thence, Northeastwardly along said northerly right of way line, along the arc of a curve to the left, at all points being 50.00 feet Northwardly from, as measured normal to, said original center line of track, the following chords: North 88 degrees 49 minutes 11 seconds East a chord distance of 161.67 feet; North 83 degrees 28 minutes 54 seconds East a chord distance of 137.78 feet; North 78 degrees 31 minutes 47 seconds East, a chord distance of 183.68 feet; North 72 degrees 53 minutes 59 seconds East a chord distance of 188.25 feet; North 68 degrees 38 minutes 17 seconds East a chord distance of 188.91 feet; and North 64 degrees 27 minutes 27 seconds East a chord distance of 207.10 feet, more or less to the point of beginning.

Said parcel containing 2.038 acres, more or less, and being located substantially as shown on Drawing NC-87-0019, dated October 27, 1967, attached hereto and made a part hereof.