

PREPARED BY: O'BRIANT, O'BRIANT, BUNCH, WHATLEY & ROBINS,
ATTORNEYS, ASHEBORO, NC 27203

NORTH CAROLINA

RESTRICTIVE COVENANTS

RANDOLPH COUNTY

KNOW ALL MEN BY THESE PRESENTS, that CRAVEN LUMBER COMPANY, a North Carolina Corporation with principal office and place of business in Randolph County, North Carolina is the owner and developer of a tract or parcel of land containing approximately 145.997 acres in Concord Township as described in the deed in Book 1313, Page 740, Randolph County Registry, which property shall be subdivided and all parcels in said subdivision or any portion of said property are hereby subject to the following restrictions as to the use thereof:

The restrictions imposed hereby are as follows:

- (1) There shall be no outside toilets on any portion of the above property, but all residences shall provide sewage disposal through the use of approved underground sanitary sewage system. This property shall be used for single family purposes only.
- (2) No swine, poultry, swine pens or enclosures or poultry houses or any commercial operations involving swine or poultry nor any hobbies, nor any pet operations or business involving pets for sale shall be permitted or allowed to continue on these premises.
- (3) No junk cars shall be kept on any portion of the property and no junk yard of any kind shall be maintained on the premises.

Randolph County's Minimum Zoning Requirements with respect to mobile homes in mobile home subdivisions are incorporated herein by reference. As the Zoning Requirements change or are modified or amended, these restrictions shall be deemed modified or amended accordingly. At the present time, the following Zoning Requirements are in force and applicable:

- a) The home must be attached to the ground (after removal of the wheels and axles) either by use of permanent masonry material or by use of a manufacturer's unified vinyl enclosure.
- b) Have a minimum roof pitch of 2.2 feet for every 12 feet.
- c) Meet or exceed mobile home construction standards of U.S. Department of Housing and Urban Development.

No manufactured unit or home shall be more than 10 years old when placed on any tract or parcel of land in said subdivision.

These restrictions shall run with the land described herein for the benefit of the purchasers of any of said property and their heirs and assigns.

IN WITNESS WHEREOF, CRAVEN LUMBER COMPANY has caused this agreement to be signed by its President, attested by its Secretary and the corporate seal duly affixed, all with prior corporate authority duly given, the day and year first above written.

CRAVEN LUMBER COMPANY, INC.

BY: Phillip R. Craven (SEAL)
Phillip R. Craven, President

Karen C. Craven
Karen C. Craven, Secretary
NORTH CAROLINA
RANDOLPH COUNTY

This 9th day of July, 1992, personally came before me, Phillip R. Craven who, being duly sworn, says that he is the President of CRAVEN LUMBER COMPANY, INC. and that the seal affixed to the foregoing instrument in writing is the corporate seal of the said corporation, and that said writing was signed and sealed by him, in behalf of said corporation, by its authority duly given. And the said Karen C. Craven acknowledged the said writing to be the act and deed of said corporation.

This 9th day of July, 1992.
By Commission Expires: 3.26.96
Caunden S. Dunn
Notary Public

NORTH CAROLINA — Randolph County

The foregoing certificate(s) of Caunden S. Dunn, N.P.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1331
Page 578, This 15th day of July, 19 92 at 9:33 o'clock A. M.

Ann Shaw, Register of Deeds
By: Paula Deedy Register of Deeds