

NORTH CAROLINA

RESTRICTIVE COVENANTS

RANDOLPH COUNTY

10⁰⁰

KNOW ALL MEN BY THESE PRESENTS, that North State Land Company, a North Carolina General Partnership is the owner and developer of a tract of land as shown in deed recorded in Book 1322, Page 490, Randolph County Registry, which tract of land has been subdivided into a subdivision known as "Haywood Acres Subdivision" consisting of Lots 6 - 13 inclusive, a plat of said subdivision has been recorded in Plat Book 38, Page 53; said owner and developer does 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:

As to Lots 6 - 8, inclusive, 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 septic tanks or connected with an approved underground sanitary sewage system.
- (2) No swine, poultry, swine or poultry pens or enclosures or houses shall be permitted on Lots 6 - 8, inclusive.
- (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.
- (4) As to Lots 6 - 8, inclusive, this property shall be used for residential purposes only.

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 unit manufactured prior to July 1, 1976 shall be allowed on any lot.

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.

These restrictions do not apply to any of the property in the deed in Book 1322, Page 490, Randolph County Registry except the three lots or tracts herein described. These restrictions shall be in full force and effect until December 31, 2017.

BK 138 | PG 1528

9461532

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals on this 21st day of December, 1993.

NORTH STATE LAND COMPANY, a North Carolina general partnership

BY: Herman K. McDowell Jr. (SEAL) BY: W. Reid Kearns (SEAL)
Herman K. McDowell Jr. W. Reid Kearns

BY: Phillip R. Craven (SEAL) BY: Tony D. McDowell (SEAL)
Phillip R. Craven Tony D. McDowell

NORTH CAROLINA

RANDOLPH COUNTY

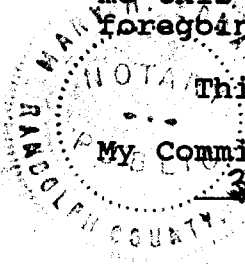
I, Mary H. Edwards, a Notary Public for said County and State, do hereby certify that W. Reid Kearns, Tony D. McDowell, Herman K. McDowell, Jr., and Phillip R. Craven, general partners of North State Land Company, a North Carolina general partnership, personally came before me this day and acknowledged the due execution of the foregoing instrument.

This 21st day of December, 1993.

My Commission Expires:

3/24/95

Mary H. Edwards
Notary Public



BK 1381 PG 1529

NORTH CAROLINA — Randolph County

The foregoing certificate(s) of Mary H. Edwards, N.P.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1381, Page 1528, This 20 day of January, 19 94 at 10:36 o'clock A. M.

Ann Shaw, Register of Deeds
By Krista Lowe Deputy Register of Deeds