

NORTH CAROLINA

RESTRICTIVE COVENANTS

RANDOLPH COUNTY

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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 located in Brower Township as described in the deed in Book 1322, Page 490, Randolph County Registry, which property has been subdivided into "Farmstead Acres", consisting of Lots 1 through 5, a plat of which has been recorded in Plat Book 39, Page 27; 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:

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. These restrictions shall be in full force and effect until December 31, 2019.

BK 1309 PG 1474

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IN WITNESS WHEREOF, North State Land Company, a North Carolina General Partnership has caused this instrument to be signed in its name by its General Partners, this 7th day of April, 1994.

NORTH STATE LAND COMPANY, a
North Carolina General Partnership

BY Herman K. McDowell, Jr. (SEAL) W. Reid Kearns (SEAL)
Herman K. McDowell, Jr., Partner W. Reid Kearns, Partner
BY Phillip R. Craven (SEAL) Tony D. McDowell (SEAL)
Phillip R. Craven, Partner Tony D. McDowell, Partner

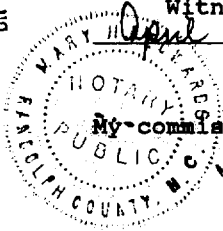
NORTH CAROLINA

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.

Witness my hand and notarial seal, this 7th day of April, 1994.

Mary H. Edwards
Notary Public



DN 138961475

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 1389

Page 1474, This 12 day of April, 1994 at 3:34 o'clock P. M.

By Ann Shaw Register of Deeds Deputy
Krista Rowe Register of Deeds