

✓ Mail To: Golden Poultry Company, Inc., PO Box 76, Bonlee, NC 27213
Prepared By: Paul J. Adcock(Staton,Perkinson,Doster et al) Without Opinion on Title

14^w

BK 1441 PG 0963

NORTH CAROLINA
RANDOLPH COUNTY

**DECLARATION
OF
RESTRICTIVE COVENANTS**

KNOW ALL MEN BY THESE PRESENTS that Edgar Clinton Owen and wife, Patsy B. Owen; and Clinton David Owen (hereinafter collectively referred to as "Owen"), for and in consideration of the sum of Ten and No/100 Dollars(\$10.00) and other good and valuable consideration, does hereby covenant and agree to and with Golden Poultry Company, Inc. (hereinafter referred to as "Golden Poultry"), who by virtue of a contract with Tommy Darrell Walker and wife, Wanda S. Walker, has an interest in certain real estate owned by the Walkers in Franklinville Township, Randolph County, North Carolina and more particularly described as being all of Tract Two of the Property of John Almond Walker as shown by map recorded in Plat Book 23, Page 26, Randolph County Registry, to the restrictions noted herein to apply to that certain property owned by Owen lying and being in Frankinville Township, Randolph County, North Carolina, and more particularly described as follows:

Being all of Lots 1,3,4 & 5, Janet Hills Subdivision as shown on a map thereof recorded in Plat Book 23, Page 52, Randolph County Registry. Reference to said map is hereby made for a more particular description.

The said lots or parcels of land are hereby impressed and subjected to the

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following covenants and restrictions which are hereby made running with the land described above by whomsoever owned and hereinafter acquired, said restrictions being as follows;

1. Owen shall not raise, breed, possess, own, or allow on their property as described herein any type of chicken, turkey, pheasant, hen, ostrich, emu or other type of bird or fowl, whether domesticated or undomesticated.

2. Owen understands and acknowledges that Golden Poultry could have substantial damage if the covenants described herein are violated. As such, Golden Poultry shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, and covenants herein imposed by the provisions of this Declaration. In addition, Owen may be held monetarily liable for all damages suffered by Golden Poultry as a result of a violation hereof, including reasonable attorneys fees and court costs. Failure by Golden Poultry to immediately enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

3. The covenants and restrictions of this declaration shall run with and bind the land of Owen described herein for a term of twenty-five (25) years from the date this declaration is recorded, or prior to that time if Golden Poultry's interest in the land of the Walkers' shall permanently cease to exist (to be defined as one(1) year after Golden Poultry's interest in the Walker property ends). This declaration may be amended or revised only with the consent in writing of Owen and Golden Poultry.

4. These covenants shall be binding upon the parties hereto, their heirs, successors and assigns, and shall be governed by the laws of the State of North Carolina.

IN TESTIMONY WHEREOF, the parties hereto have caused this instrument

to be executed this the day and year first above written.

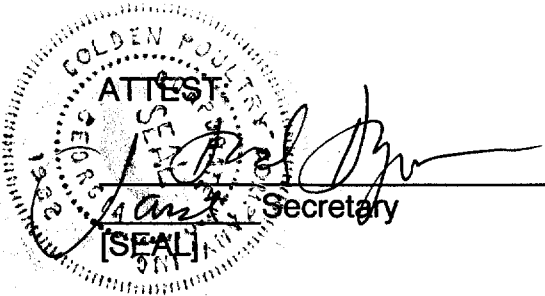
Edgar Clinton Owen (SEAL)
Edgar Clinton Owen

Patsy B. Owen (SEAL)
Patsy B. Owen

Clinton David Owen (SEAL)
Clinton David Owen

Golden Poultry Company, Inc.

BY: Sedney J. Prince
Vice President

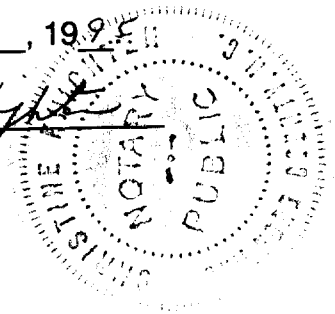


NORTH CAROLINA
_____ COUNTY

I, Christine Knighten, a Notary Public of Guilford County, do hereby certify that Edgar Clinton Owen and wife, Patsy B. Owen, and Clinton David Owen, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and seal this the 14th day of December, 1998

Christine Knighten
Notary Public
(SEAL)



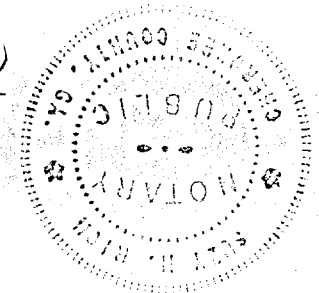
My Commission Expires: Feb-17-2006

GEORGIA
DEKALB COUNTY

I, a Notary Public, of the County and State aforesaid, certify that J. David Dyson, personally came before me this day and acknowledged that he is Assistant Secretary of Golden Poultry Company, Inc., a Georgia corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Vice President sealed with its corporate seal and attested by him as its Assistant Secretary.

Witness my hand and official stamp or seal, this 13 day of December, 1995.

Suzy H. Rich
Notary Public
(SEAL)



My Commission Expires: ~~Notary Public, Cherokee County, Georgia~~
~~My Commission Expires June 6, 1999~~

NORTH CAROLINA
RANDOLPH COUNTY

The foregoing instrument of _____ is certified to

NORTH CAROLINA — Randolph County

The foregoing certificate(s) of _____

Christine Knighton + Suzy H. Rich, NP's

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book *1441*,
Page *963*, This *20* day of *December*, 19 *95* at *2:57* o'clock *P.* M.

Ann Shaw, Register of Deeds
By *Rene Baldwin, Deputy* Register of Deeds

Register of Deeds

Assistant Register of Deeds