

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 W. Lee Roberts and W. Vance Roberts, are the owners and developers of a tract or parcel of land containing 4.9604 acres in Grant Township, being property described in the deed in Book 1147, Page 638, Randolph County Registry. The restrictions shall apply to all tracts as shown on plat of Lion Acres Subdivision recorded in Plat Book 42, Page 4, Randolph County Registry.

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 shall be permitted or allowed to continue on these premises. Cattle or horses are permitted on said lots.
- (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) No used lumber, second-hand material or unsightly material shall be used in any construction on the property nor placed, stored or used on said property.
- (5) The owners-developers herein retain the right to modify, change or delete any or all of the above restrictions provided such change or modification is recorded in the Office of the Register of Deeds. Any suit instituted prior to the recording of such change or modification by any lot owner or group of lot owners shall, upon the filing of such suit, thereafter render void the owners-developers' right to modify or change the specific matter upon which suit is brought. The right to make changes shall exist until developers have sold 100% of the lots. Thereafter, they or either of them shall have the authority to waive minor violations but not to change the restrictions.
- (6) The property shall be used for residential purposes only. There shall be no commercial use.
- (7) No unit manufactured more than five (5) years from the date it is placed on the lot will be allowed on any lot. Developers further reserve the right to refuse to sell a lot to anyone with a mobile home which falls within the age constraints but is considered by the Developers to be in a condition which would detract from the attractiveness and value of the subdivision.

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.

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, W. Lee Roberts and W. Vance Roberts have caused this agreement to be signed the day and year first above written.

W. Lee Roberts (SEAL)
W. Lee Roberts

W. Vance Roberts (SEAL)
W. Vance Roberts

NORTH CAROLINA

RANDOLPH COUNTY

This 19th day of July, 1996, personally came before me, W. Lee Roberts and W. Vance Roberts, who acknowledged the foregoing instrument.

This 19th day of July, 1996.

My Commission Expires:

3/14/2000

Mary H. Edwards
Notary Public

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 1463, Page 46, This 22nd day of July, 19 96 at 9:48 o'clock A M.

Ann Shaw, Register of Deeds
By Paul Hall, Deputy Register of Deeds