

EXHIBIT A

These restrictions shall run with the land and shall bind and inure to the benefit of the Grantee(s), their heirs, personal representatives, successors and assigns. The restrictions are as follows:

1. **LAND USE AND BUILDING TYPE:** The property shall not be used for anything except single-family residential purposes. No building shall be erected, altered, placed or permitted to remain on the property other than two detached single family dwellings not to exceed two and one-half stories in height and a private garage for no more than three cars and customary outbuildings. Any accessory building erected or placed on the lot shall be of the same basic style or design and shall aesthetically balance with the primary dwelling. No trailer, single wide mobile home, camper, container box or other similar type dwelling shall be permitted or maintained on the property for use as a residence or any other purpose. The property may not be subdivided.

2. **DWELLING QUALITY AND SIZE:** Neither cinderblock or asbestos shingle siding structures, nor single wide mobile homes shall be erected or permitted on the property. The heated square footage of the main structures of any dwelling located on the property, exclusive of open porches and garages, shall not be less than 2,100 square feet.

3. **BUILDING LOCATIONS SHALL BE AS FOLLOWS:** No building shall be located on the property nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. For the purposes of these restrictions, eaves, steps, carports and open porches shall not be considered as a part of the building, provided, however, that this shall not be construed to permit any portion of a building on the property to encroach upon another property or any easement shown on the recorded plat map.

4. **TEMPORARY STRUCTURES:** No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on the property at any time as a residence either temporarily or permanently.

5. **LIVESTOCK AND POULTRY:** No animals, livestock or poultry of any kind shall be raised, bred or kept on the property for any commercial purpose. Cats, dogs or other household pets may be kept provided that they are kept inside or outside in a fenced in yard only. Horses, goats, cows and other livestock are not permitted. The following breeds of dogs are not allowed, Pitbulls (Pitbull mix of any kind), German Shepherd, Rottweiler, Doberman Pinscher, Mastiff, nor any mix of the aforementioned breed of dog, nor any dogs that display a violet nature or are a nuisance to the neighborhood, community and the development.

6. NUISANCE: No obnoxious or offensive activity shall be carried on upon the property, nor shall anything be done which may be or may become a nuisance or annoyance to the surrounding property owners.

7. YARD MAINTENANCE: The property is not to be used in whole or in part for the storage of rubbish of any character whatsoever, nor for the storage of any property or thing that will cause said property to appear in an unclear or untidy condition or that will be obnoxious to the eye. Trash, garbage or other waste is not to be kept on the property, except in closed, sanitary containers.

8. MOTOR VEHICLES: No motor vehicle which does not have a valid inspection sticker and license to permit its operation upon the highways of the state of North Carolina shall be allowed to remain on the property for longer than sixty (60) days unless it is parked in a garage.