



EXHIBIT "A"

All that certain tract or parcel of land lying and being situate in Number Eight Township, Craven County, North Carolina and being more particularly described as follows:

Being all of Lot No. 29 as same is shown and delineated on a map entitled "Map of the R.L. Higgins Property", said map being recorded in Map Book 6, Page 56, in the office of the Register of Deeds of Craven County, reference to said map being hereby made for a more perfect description of said lot.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESTRICTIVE AND PROTECTIVE COVENANTS, EASEMENTS AND RESERVATIONS SPECIFIED IN PARAGRAPHS 1-12, INCLUSIVE, AND TOGETHER WITH THE EASEMENT SPECIFIED IN PARAGRAPH 13:

1. No structure shall be erected, placed, or permitted to remain on said lot other than one detached, single family, residential dwelling for use as a single family residential dwelling. Such single family residential dwelling may include a private garage with an overhead story for servant's quarters and such other building or outbuildings as are incidental to the residential use of said lot. Furthermore, no mobile, modular, or factory-assembled structure shall be erected or permitted to remain upon said lot and no structure of a temporary character, trailer, basement, tent, shack, barn, or other outbuilding shall be used on said lot at any time as a residence either temporarily or permanently.
2. The exterior of any dwelling, garage, or other outbuilding located on said lot shall be constructed of some material other than aluminum or sheet metal siding, asbestos shingle siding, imitation brick or stoneroll siding, or any siding comparable to, or of a class similar to any of the above-described sidings.
3. No dwelling may be erected nearer than 65 feet to the centerline of the "50' Road" shown on the aforesaid plat. No dwelling, garage or other outbuilding shall be erected or permitted to remain upon said lot nearer than ten feet to any lot line. Provided further that violation of this paragraph by the erection of a dwelling shall not be grounds for any relief or action unless such relief or action is demanded in legal proceedings instituted prior to the erection of the sidewalls of the offending dwelling.



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4. No fence shall be erected or permitted to remain on said lot nearer than 5 feet to any street line. No fence more than four feet in height and no solid or chainlink fence may be constructed along the front lot line of said lot. No dog pen may be built within 150 feet of the "50' Road".
5. No noxious or offensive trade or activity shall be carried on upon said lot nor shall anything be done thereon which may be or become a nuisance or annoyance. No wrecked or junked motor vehicle of any type shall be permitted to remain on said lot.
6. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on said lot, except dogs, cats, or other household pets in reasonable numbers may be kept provided they are not kept, bred, or maintained for any commercial purpose.
7. Enforcement of these restrictive and protective covenants and conditions shall be by a proceeding at law or in equity against the person or persons violating or attempting to violate any covenant or condition.
8. These covenants and conditions are to run with the aforesaid lot and shall be binding on all persons acquiring title to said lot.
9. Nothing herein imposes the restrictions hereinabove provided on any property other than that herein conveyed and nothing herein imposes on the parties of the first part any requirement to impose such restrictions on any other property.
10. The parties of the first part except from the conveyance of this lot and reserve to themselves, and their heirs and assigns, an easement for utility purposes five feet in width along the front and rear lot line of the above-described lot.
11. The parties of the first part except from this conveyance and reserve to themselves, and their heirs and assigns, an easement for the purposes of widening the "50' Road" shown on the aforesaid map. Said easement is five feet in width and extends along the front lot line of said lot. Nothing herein requires such widening of said road, however.
12. Any residence erected on said lot shall have a minimum of 1,000 square feet of heated area exclusive of porches and garages.
13. The grantee hereof is conveyed as an appurtenance to the property above described, a perpetual, non-exclusive easement and right of way for the purposes of ingress, egress, and regress to and from said property, to and from Pinecrest Road, said easement being described as follows: Begin at a point in the southern line of the "50' Road" marking the northwestern corner of Lot 22. Thence along the southern line of the "50' Road" S 74° 45' E 169.26 feet to the western line of Pinecrest Road as described by "Dedication of Road" recorded in Book 647, Page 98, Craven Registry; thence S 13° 35' W 45.98 feet along said western line; thence N 59° 40' W 176.68 feet to the beginning.