

Exhibit "A"

RESTRICTIVE COVENANTS FOR DEERFIELD ESTATES SUBDIVISION

RESTRICTIONS IMPOSED BY BRENDA KAY FOX MORRISON  
AND HUSBAND, JIMMIE KIRK MORRISON IN DEED TO  
L.D. CROUSE AND DAVID CROUSE RECORDED IN  
BOOK 421 AT PAGE 751 OF THE ALEXANDER COUNTY REGISTRY

1. All dwellings must be stick build homes or double-wide homes, with brick underpinning.
2. All storage and outbuildings must be similar in appearance and constructed of same material as home.
3. Must have 1/2 acre or more per dwelling.
4. All lots shall be kept neat with no junk automobiles on property without tags.
5. No rental use of property (as income for owners).
6. No businesses or advertisement signs displayed on property unless used to sell the property.
7. No animals kept in numbers to create a public nuisance.
8. No dog kennels.

ADDITIONAL RESTRICTIONS IMPOSED BY DEVELOPERS,  
L.D. CROUSE AND DAVID CROUSE

1. In addition to all dwellings being either original construction stick built homes or double-wide homes with brick underpinning, it is specifically provided that modular homes shall be allowed. Furthermore, any home placed on the subject matter property being either a double-wide home or a modular home must be a new home and no used double-wide mobile homes or previously used or lived in mobile homes moved from other locations, double-wide or modular, shall be allowed to be situated in the subdivision.
2. In addition to no animals being kept in such numbers to create a public nuisance, no animals shall be kept with such a disposition to cause a public nuisance and all animals or pets shall be confined to their owner's lots.
3. No noxious, offensive or illegal activities shall be conducted on any lot or tract nor shall anything be done on any lot or tract that shall be or become an unreasonable annoyance or nuisance to the neighborhood.
4. No tractor trailers, being a tractor truck with a trailer attached shall be parked or stored on any tract except in the

normal course of making deliveries or providing services to the lot or tract. It is permitted for an individual tractor truck without the trailer to be parked on the tract as long as it is parked on the tract and not on the subdivision street or right-of-way. No recreational vehicles shall be used as residence on any lot or tract.

5. Each individual property owner will be held fully responsible for the acts of their agents, contractors and subcontractors. Any damage to a street, specifically including but not limited to mud, concrete and debris or to the ditches or shoulders of the street or to the flow of drainage water along any subdivision streets caused by driveway connections or traffic to and from a tract shall be repaired or removed at the expense of the owner of such tract.

6. No more than one (1) residential home shall be erected, placed or permitted on any lot or tract. Said lots and tracts are for single family dwellings only.

7. All homes must have driveways of adequate gravel, pavement or concrete. All such driveways onto the lot must be in compliance and keeping with the North Carolina Department of Transportation regulations, particularly involving the installation of culverts of adequate size and material. Any violation thereof is the sole responsibility of the property owner.

8. No lot nor any portion of a lot shall be used for a drive, street roadway, right-of-way, or easement to access land outside of the Deerfield Estates Subdivision, however the Developers, L.D. Crouse and David Crouse, reserve the right to use any lot or tract they retain to access adjoining property via road or right-of-way with regards to future land acquisitions.

9. Any partially completed structures or improvements for which construction acts have been ceased for ninety (90) consecutive days and the debris or remains of any structure damaged by wind, fire, or other causes shall constitute a nuisance and may be removed by the Developers or their successors and assigns if the owner of the lot or tract fails to abate said nuisance within thirty (30) days after written notice thereof is given. All costs expended by the Developers shall be paid by the owner of the lot or tract and shall constitute a lien upon the lot or tract until paid in full together with interest imposed thereon at the rate of eight percent (8%) per annum.

10. All waste (trash) shall be kept in sanitary containers of either metal, vinyl or plastic with lids, exposed plastic bags are not allowed. All garbage containers are to be stored in an area that cannot be seen from adjoining property owners or in enclosures at least one (1) foot higher than the garbage container itself except for the days of garbage pick-up service.