

EXHIBIT A
DECLARATIONS AND COVENANTS
FOR USE CONVEYED WITH THE LAND
HONEYDO LANE
ZEBULON, NC 27597

The following declarations are conveyed as restrictions and covenants running with the Property and shall be binding upon all parties and future owners as provided by law.

1. No further subdivision of the Property shall be permitted.
2. No more than one single-family detached residential dwelling with a permanent foundation may be constructed on the Property. Dwellings shall consist of site-built or modular construction only. Minimum heated floor area shall be 1,800 square feet for a one-story dwelling and 2,000 square feet for a two-story dwelling. Attached and detached garages are permitted but are not required. Manufactured/mobile homes are prohibited.
3. No commercial breeding or commercial livestock operations shall be permitted. Household pets and small farm animals, including chickens, goats, and horses, shall be permitted provided they are maintained in a reasonable manner and do not create a nuisance for neighboring property owners.
4. No structure of a temporary nature shall be stored, erected, or allowed to remain on the Property and no trailer, camper, shack, tent, garage, barn, or other structure shall be used as a temporary and/or permanent residence on the Property.
5. The Property shall be used for residential purposes only. No commercial businesses or industrial uses shall be permitted on the Property.
6. No noxious, offensive, unlawful, or hazardous activity shall be conducted on the Property that unreasonably interferes with the quiet enjoyment of neighboring properties.
7. Access to the Property is obtained through a commonly shared roadway which is subject to a recorded Road Maintenance Agreement. No vehicles, boats, trailers, or equipment shall be parked on the shared roadway in a manner that obstructs access.
8. Each owner shall maintain the Property in a neat and orderly condition. No accumulation of rubbish, debris, hazardous materials, abandoned items, or materials creating a nuisance shall be permitted.
9. No barbed wire fencing shall be permitted. Any fencing installed shall be consistent with the overall character of surrounding properties. The owner shall not attach fencing to adjoining property fencing without consent of the adjoining owner.

10. No junked, disabled, abandoned, inoperable, or unlicensed vehicles shall remain visible on the Property for more than thirty (30) days. Vehicles under restoration must be stored within an enclosed structure. Large commercial tractor-trailer trucks or tractor cabs shall not be housed on the Property.

11. No unlawful discharge of firearms or activity creating unreasonable safety risks shall be permitted on the Property.

12. Any residence construction commenced on the Property shall be substantially completed within twelve (12) months from commencement of construction.

13. These Restrictions are included in and made a part of the valid conveyance of the Property. They run with title and shall be binding upon all current and successive owners.

Buyer 1 _____ Date _____

Buyer 2 _____ Date _____