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EXHIBIT A

The property described in the attached deed is conveyed subject to the following restrictive covenants:

1. Except as herein provided, this lot shall not be used except for single family residence purposes. No building or structure shall be erected, altered, placed or permitted to remain on this lot other than one detached single family dwelling. No mobile home shall be permitted on this lot.
2. No building (including an accessory building or structure and a garage) shall be erected or placed on the lot until the building plans, specifications and plat showing the location of each such building shall have been approved in writing by a duly authorized representative of Olde Heritage Builders & Realty, Inc.
3. The living area of the main residential structure, exclusive of porches, garages and basements shall not be less than eighteen hundred (1,800) square feet. No more than one dwelling shall be built on this lot.
4. No building shall be located on this lot nearer to the front property line than seventy-five (75) feet. Any accessory building placed on the lot must be located behind the primary residence building. Any accessory building must be of similar construction as the main dwelling and any accessory building plus any fencing erected on the lot that would be visible from the road, must be approved by a duly authorized representative of Olde Heritage Builders & Realty, Inc. prior to construction.
5. No trucks, commercial vehicles, boats, motorcycles, campers, travel trailers, boat trailers, trailers of any other description nor cars without a current license plate shall be permitted to be parked or stored on any lot.
6. No farm animals or poultry of any kind, other than house pets shall be kept or maintained on this lot. All dogs kept outside must be kept within a fence which has been approved as hereinabove provided. Horses will be allowed on any lot that is larger than 3 acres.
7. The lot described herein is subject to that certain private road maintenance agreement previously filed for record in the Office of the Register of Deeds of Wake County, and this lot shall be subject to the terms and conditions of said private road maintenance agreement.
8. Except as herein provided no residence shall be used for any purpose other than residential purposes. It shall be permissible for the owner of said lot to maintain a personal home office in the dwelling residence, but in connection with such, no signs, advertisements, bill boards or any other advertising structures of any kind may be erected, maintained or displayed on the lot.
9. Enforcement of these restrictions shall be the responsibility of the Grantor in the deed attached hereto, until such time as the Grantor shall no longer be the owner of any of the original tract of land out of which this lot is conveyed. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, and said action shall be either to restrain violation or to recover damages, or both. Once the Grantor is no longer the owner of any portion of the original tract of land out of which this lot is conveyed, then enforcement of these covenants shall be the responsibility of the owner of any portion of said original tract of land who was conveyed their lot subject to these restrictive covenants.