

EXHIBIT "A"-RESTRICTIONS

1. Use Restrictions. The property shall be used for private agricultural and residential purposes only. No commercial enterprise, commercial animal or commercial agricultural operation shall be maintained on the property. Nothing contained herein shall prevent the operation of a "cottage industry" within the home which does not require the presence of the general public or employees, other than members of the owners' family living on the property nor the presence of outside equipment.

2. Buildings. All buildings erected shall be in compliance with applicable building, zoning, and health codes of the State of North Carolina. Buildings shall be completely finished and all construction debris removed within two years of commencement of construction. No building erected shall be more than a single family residence and shall have a minimum of 1200 sq. ft. of heated living space. All exposed block shall be covered in rock, brick and/or stucco. All dwellings and other structures erected on the property shall be constructed of material of good and quality grade and appearance and all construction shall be performed in a good and workmanlike manner. The exterior construction of any dwelling shall not be of asbestos shingle siding, imitation brick, stoneroil siding or concrete blocks.

3. Setback Requirements. The setback requirements for all buildings shall be 35 feet from all boundary lines.

4. Nuisances. All buildings, fences, and grounds shall be maintained in a neat and orderly manner at all times. Refuse piles, trash, scrap metals, non-operative vehicles, old household appliances and equipment not associated with farming shall not be allowed to be placed or maintained on the property. No noxious, noisy or other activity shall be allowed which could be considered a private or public nuisance. The property shall not be used or maintained as a dumping ground for rubbish, trash or garbage. All waste and refuse shall be kept in clean and sanitary containers until properly disposed.

5. Clear-Cutting and Excavating. Clear-cutting timber shall not be allowed on the property except for creation of building sites and agricultural purposes. Excavation shall be done in a manner to maintain proper drainage, prevent erosion, and in no way to cause adverse environmental detriment to the owners of adjoining parcels. No mineral exploration or mining will be allowed.

6. Antennas and Satellite Dishes. No radio antennas including, but not limited to, short wave radio antennas shall be erected on the property or on any buildings, and satellite dishes, more than 24 inches in diameter, shall not be allowed to be placed on the property, provided any of same may be placed in an inconspicuous area of said property/or dwelling which is concealed from view from the roads. However, standard television antennas of customary size attached to the roof of a dwelling shall be

permitted.

7. Animals. Domestic animals shall not be allowed to graze or trespass on adjoining parcels. All animals must be fenced or constrained and maintained in a healthful condition. No swine or no other animals which would constitute a private or public nuisance shall be allowed. No exotic pets such as lions, tigers, etc. shall be permitted. Notwithstanding the above, dogs and cats may roam free provided they do not become a nuisance to the owners of the Grantors' property, their heirs and assigns. If Grantees are requested by an owner to constrain the Grantees' dogs or cats due to becoming a nuisance or danger, then Grantees shall constrain said animals. Electronic fencing shall be allowed as a means of constraint.

8. Subdividing. The property may not be subdivided.

9. Temporary Structures. The property shall be used strictly for rural residential home and the normal outbuildings connected with a farm or ranch and no structure of a temporary character, trailer or mobile or manufactured home, or shack and any other like outbuilding shall be placed or maintained on any parcel, either temporarily or permanently. Travel trailers, campers, boats and recreational vehicles (RV's) shall not be used as a residence at any time either permanently or temporarily.

10. Signs. No sign or billboard of any kind shall be erected upon or displayed on the property. This restriction shall not prevent the erection a tasteful and conservatively designed sign (12"x18") advertising the property for sale.

11. Waiver of Unintentional Violation. Grantors may waive any unintentional violation of these restrictive covenants, or if required as a practical matter due to topography or hardship, by appropriate instrument in writing recorded in the Register of Deeds Office for Haywood County, NC.

12. Costs and Expenses. If Grantors, Grantees, their heirs or assigns breach any of the terms of these restrictions, then the party committing said breach shall be liable for all costs of such breach, including court costs and reasonable attorney's fees.

13. Home Owners Association. Grantors may create a Homeowners Association for the subdivision known as "Bald Creek Village". Grantees, their heirs and assigns shall not be compelled to be a member of said Homeowners Association.

14. Severability. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which remain in full force and effect.

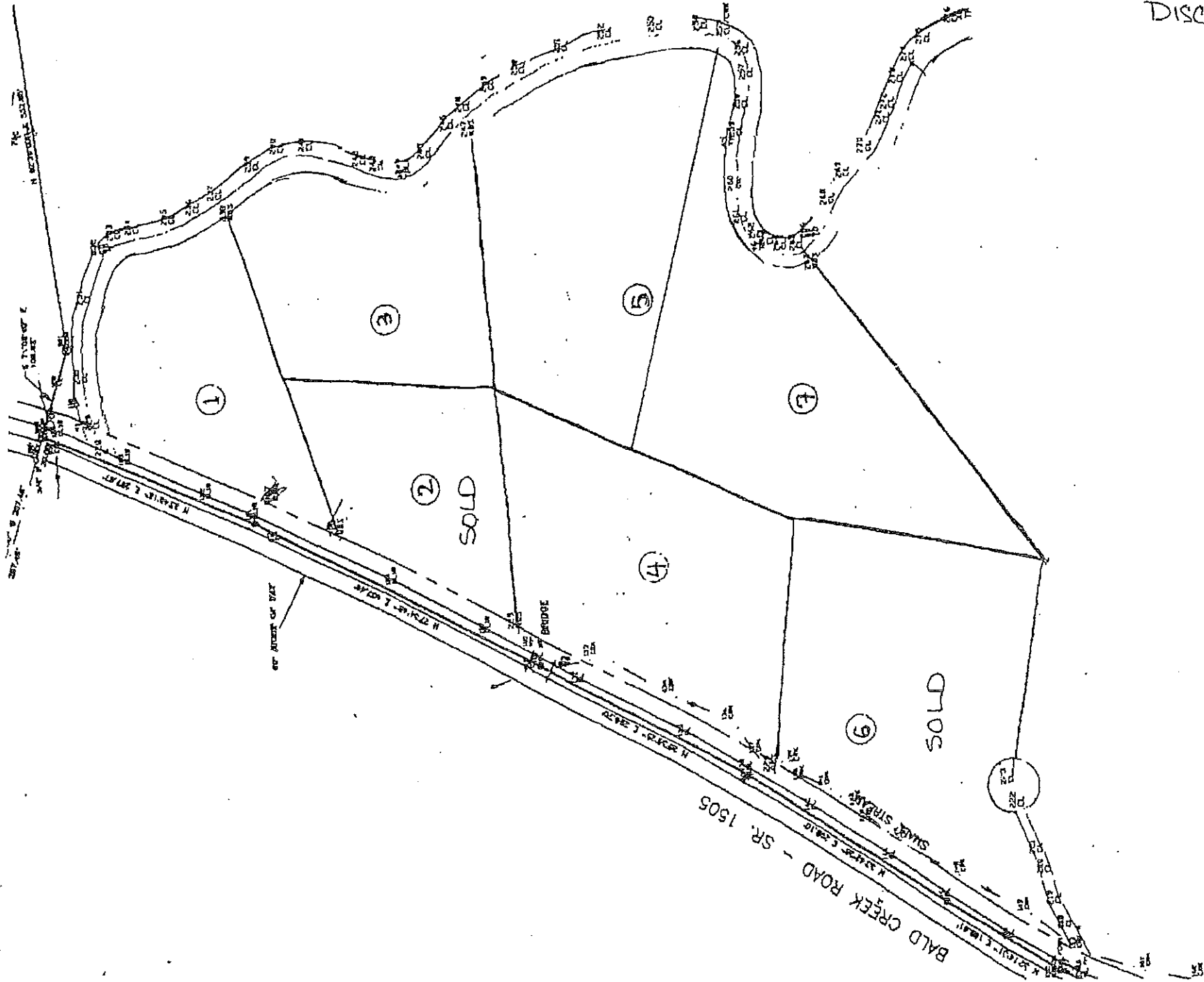


Bald Creek Village

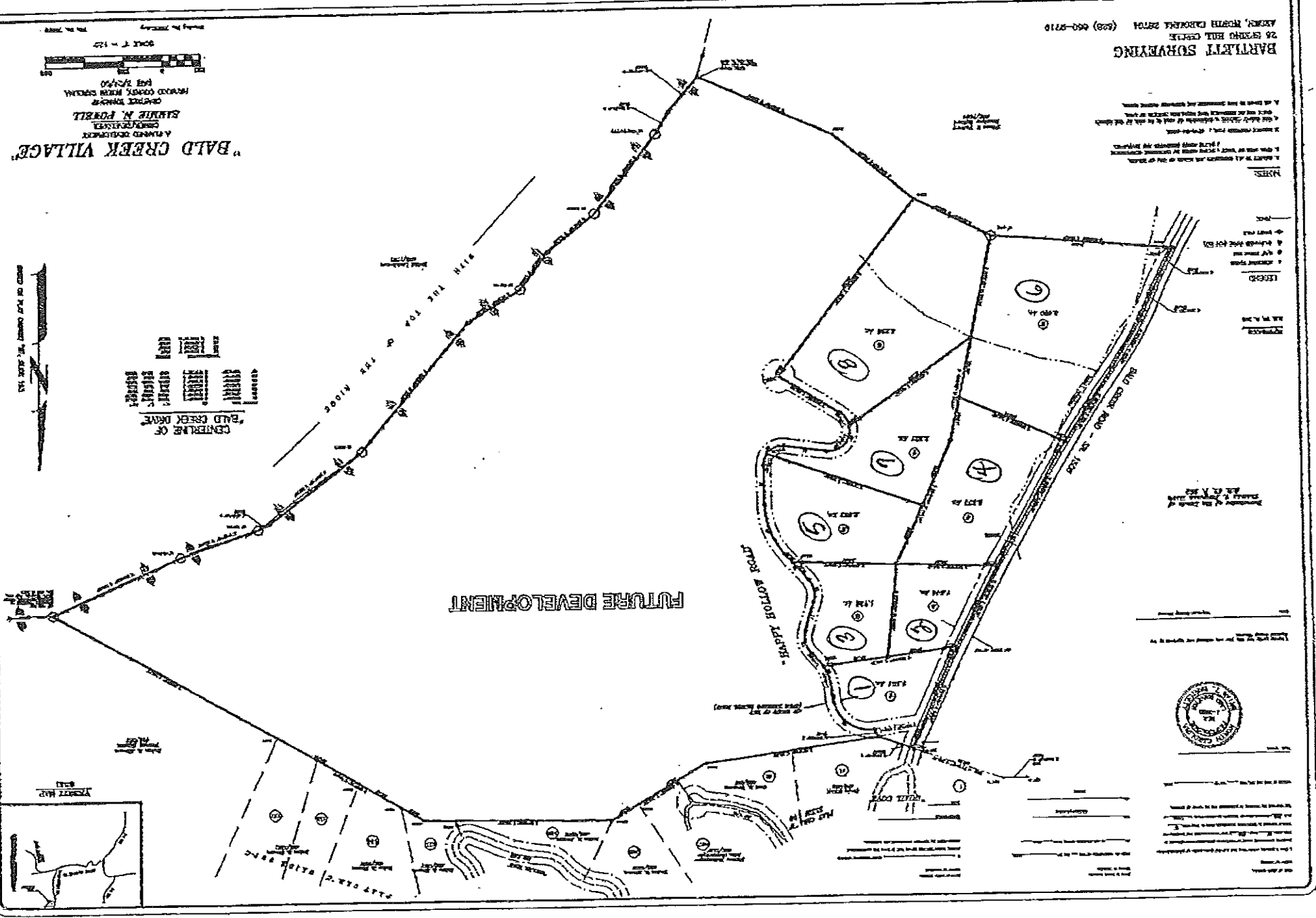
Lot#	Acres	Price	Haywood MLS	Asheville MLS
1	1.684	\$25,500	41786	228223
2	1.546	Under Contract	41794	228247
3	1.738	\$26,000	41800	227035
4	3.333	\$49,900	41803	227085
5	2.562	\$35,500	41807	228250
6	6.000	SOLD		
7	2.621	\$44,500	41810	228257
	36	\$190,000	44574	225075

Price List - 1/9/2003

5% CASH DISCOUNT



BALD CREEK VILLAGES



BARTLETT SURVEYING
 28 SPANCO HILL CENTER
 AUSTIN, NORTH DAKOTA 58004 (505) 450-9710

- NOTES:**
1. Survey is of the boundary lines and area of the site.
 2. The area shown is subject to all laws, ordinances, rules and regulations of the State of North Dakota.
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Surveyed by the State of Florida
 State Engineer
 J. M. V. M.



BALD CREEK VILLAGE

06/17/03

LOT #	ACREAGE	PRICE	HAYWOOD MLS#	ASHEVILLE MLS#
1	1.684	\$25,500	UNDER CONTRACT	
3	1.738	\$26,000	41800	227035
4	3.333	\$49,900	41803	227085
5	2.562	\$35,500	41807	228250
7	2.621	\$44,500	41810	228257
	36.00	\$190,000	44574	225075

PRICES SUBJECT TO CHANGE WITHOUT NOTICE

To: EB Ann

From: Sammie Powell
Mountain Home Properties
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Date: 6-18 -2003

Email: Sammie@smokiesproperty.com

Website: www.smokiesproperty.com

Comments: Bald Creek

I will be happy to help

Anytime.

Total number of Pages including Cover: _____

Thank
Sammie