

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot(s) _____ as shown on a plat of survey entitled "Meadowlands, Section One, Inverness Park", as recorded in Plat Book _____, Page _____, Davidson County, North Carolina Registry, reference being thereto for a more particular description.

Subject to all easements of record and the Covenants, Conditions and Restrictions for Meadowlands as recorded in Book 1600, Page 0233, in the Office of the Register of Deeds of Davidson County, North Carolina. Also subject to the Covenants, Conditions and Restrictions for Inverness Park as recorded in Book 2525, Page 1368, Davidson County Registry.

ADDITIONAL RESTRICTIONS:

The Lots in Inverness Park have been prepared and graded in such a manner as to provide both for a specific surface water run-off pattern on each Lot as well as for the construction on each Lot of homes that have an expected placement on the Lots. In furtherance of those two aspects of living in Inverness Park, the following specifications are in place for the Inverness Park Lot or Lots described herein and are intended to be perpetually applicable and binding on the ownership of the Inverness Park land/Lots by any and all developers, builders and homeowners:

1. On any Inverness Park Lot which adjoins a lot in the existing Inverness neighborhood in Meadowlands, each home will be constructed on each such Inverness Park Lot with the following setbacks: maximum of 25 feet from the front property line, and the required minimum zoning distances from each rear and side boundary of the Lot. However, this maximum front yard setback may be waived if and only if a rear-yard setback is maintained on such measuring 50 feet from the front edge (i.e., the side of the buffer zone closest to the dwelling on such lot) of any buffer zone on the rear property line to the rear wall of the home thereon. This 50-foot measurement is applicable only on such Lots when the front yard setback maximum is waived (waiver is applicable only to lots 5, 6, 7 and 42-47.) The plat has these requirements set out thereon. Additionally, all surface water, both from impervious improvements and otherwise, on the Lots that adjoin a lot in the existing Inverness neighborhood shall be directed towards the Inverness Park streets or contiguous common area. Each Owner of such Inverness Park Lot shall maintain a minimum of two percent (2.0%) of fall from the designated line on the plat in the rear of the Lot (but not located in the buffer zone) to the Inverness Park streets. If, and only if, the Owner of such Inverness Park Lot alters or fails to maintain the aforesaid drainage requirement, then said Owner shall, at its sole cost and expense, repair and restore any damage, alteration, disturbance or other impact upon an existing adjoining Inverness lot as a result of damage from any storm water.
2. There is a 20-foot undisturbed natural buffer zone at the rear of the Inverness Park Lots that adjoin the existing Inverness lots and said buffer zone appears on the recorded plat(s) for Inverness Park. The removal of existing live vegetation from such natural buffer zone on the property is not allowed. Such buffer zone shall at all times provide screening equivalent to screening provided by the plantings at maturity of 8 evergreen trees of 6-foot minimum

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DEED RESTRICTIONS (PG 2 of 2)

planted-height and 2 canopy trees of an 8-foot minimum planted-height per 100 linear feet of buffer one.

3. Each home, as constructed on every Inverness Park Lot, will observe, abide by, honor, and continue to observe, abide by and honor, the grading plan as set out on the plat as to direction of drainage of surface water on the Lot to the neighborhood drainage system in the streets;
4. The owner of an Inverness Park Lot which has on its lot a 20-foot wide undisturbed natural buffer shown on the recorded plat may only install a fence approved by the Inverness Park Homeowners Association, Inc. within the buffer zone, but otherwise will always keep the buffer zone natural and will always be expected to meet, at its sole expense for the Lot it owns, the landscaping requirements set out in the Covenants, Conditions and Restrictions in Book _____, Page _____ as well as set out on the plat;
5. The plat of Inverness Park may contain a maximum of 65 Lots. This number cannot be increased under any circumstances at any time including, without limitation, by further subdivision of Lots. It may be decreased at the direction of the developer, or if 2 Inverness Park Lot owners adjoining a vacant Lot purchase it, divide it and recombine their existing lots, and thus reduce the number of Lots with homes in the neighborhood;
6. The requirements of the Covenants, Conditions and Restrictions for Inverness Park recorded in Book _____, Page _____ can be enforced by any resident of the Meadowlands community. However, even if those Covenants, Conditions and Restrictions are changed in the future by appropriate action, the requirements set out herein cannot be changed and will always run with the ownership of this Lot;
7. The "Minimum Dwelling Size" of a dwelling constructed on the Inverness Park Lot shall be 1,450 square feet of heated living area, except that not more than eight dwellings may be less than the 1,450 square feet of heated living area but, in any event, not less than 1,350 square feet of heated living area.
8. All residents of the Meadowlands community including, without limitation, owners of lots within Inverness as shown on plat(s) in Plat Book _____, Page _____ (collectively, the "Benefited Parties") are intended beneficiaries of the restrictive covenants set forth in this Deed and the Covenants, Conditions and Restrictions recorded in Book _____, Page _____. Any of the Benefited Parties shall have the right to enforce such restrictive covenants at law or equity. The restrictive covenants set forth in this Deed shall bind the land described herein and successors in title and shall inure to the benefit of the Benefited Parties.

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