

8. No portion of the Property shall be used for sheet metal fabricating or metal workshop type work or any similar loud noise or obnoxious smell manufacturing or assembling process.
9. No portion of the Property shall be used for the repairing of vehicles, trucks, trailers, farm equipment, heavy equipment, or tractors other than those vehicles owned by the Lot Owner. Any such repairs shall be made only within an enclosed structure, such as a garage, shed, or barn.
10. No mobile homes, house trailers, or manufactured housing shall be permitted on the Property. No modular homes shall be permitted on the Property.
11. All vehicles on the Property shall have current licenses and tags. Any inoperative or unlicensed vehicles shall be stored within an enclosed structure (garage, shed, or barn, etc.). Any campers, recreational vehicles, buses, vans, heavy trucks, heavy equipment, etc. shall be stored within an enclosed structure (garage, shed, or barn, etc.) and not visible to neighboring Lot Owners.
12. Any motorcycles, 3 wheelers, 4 wheelers, all-terrain vehicles, utility vehicles, golf carts, go karts, minibikes, or other similar items, including all small engine devices/equipment/tools shall be stored within an enclosed structure (garage, shed, or barn, etc.).
13. Pigs, hogs, or swine shall not be permitted.
14. Cattle, horses, donkeys, and/or mules, shall be limited to 1 head per 2 acres.
15. Sheep and goats shall be permitted with each category limited to 2 head per acre.
16. Chickens, rabbits, turkeys, guinea fowl, geese, and ducks shall be permitted for Lot Owner's personal use/consumption.
17. Roosters shall not be raised, bred, or kept on or within any lot.
18. Household pets and work animals (such as dogs and cats) are permitted, provided they stay within the confines of the Lot Owner's portion of the Property.
19. Any other animals, birds, fowl, not specifically listed in these General Restrictions are hereby prohibited on the Property.
20. In the event any governmental regulation or rule or law is more restrictive regarding animals on the Property and such regulation or rule or law does not permit the Property to be "grandfathered," then such rule or regulation shall govern and shall supersede these Restrictive Covenants.
21. After a lot is conveyed by Owner each subsequent Lot Owner shall assure that the property is properly maintained by periodically cutting grass, cleaning, and clearing of undergrowth and otherwise undertaking to maintain an appealing appearance of the Property.
22. Lot Owners shall comply with the Laurens County Board of Health regulations and requirements concerning waste materials and disposal thereof, including any burning.
23. No portion of the Property shall be used or maintained as a dumping ground for debris, litter, garbage, trash, junk, non-operating equipment or vehicles or parts thereof. Any items of waste or garbage shall be kept in a sanitary container and kept out of sight of the road or any neighboring Lot Owner.
24. Nothing contained herein shall be construed to prevent a Lot Owner from leasing the lot or any building thereon to any other party; provided the Restrictive Covenants set forth herein shall govern the usage of the lot and shall be equally binding upon such tenant.

ENFORCEMENT AND DURATION

25. These Restrictive Covenants shall be interpreted and enforced in accordance with the laws of the State of North Carolina.
26. If the Developer still owns any of the Lots bounds by these Restrictive Covenants, and a Lot Owner or Prospective Lot Owner wishes to deviate from any of the General Restrictions listed

herein, the Lot Owner or Prospective Lot Owner must provide a written request to the Developer, specifying the deviations they wish for the Developer to consider. The Developer shall in no way be obligated to accept a Lot Owner or Prospective Lot Owner's request. Should the Developer accept any or all deviations from the General Restrictions requested from a Lot Owner or Prospective Lot Owner, the Developer shall provide a written Release from said General Restrictions to be recorded in the Register of Deeds Office for Anderson County, identifying the property subject to said Waiver.

27. The existence of a Waiver (as described in Section 26) does not invalidate the General Restriction(s) of any other property than for which the Waiver is issued. Furthermore, Waivers shall be granted by the Developer, and the Developer only, on a case-by-case basis and the granting of one Waiver shall in no way bind the Developer to grant an additional Waiver, even if the request to deviate is identical in nature to that granted in a prior Waiver.
28. All Restrictive Covenants are enforceable by any one or more Lot Owner(s) or any governmental agency authorized to enforce these covenants and any successor in interest or tenant with an interest in any portion of the Property.
29. The invalidation of any Restrictive Covenant or provision in the Agreement by a judgment or court order shall not affect the remaining provisions of this Agreement and the remaining covenants, restrictions, and provisions shall remain in full force and effect.
30. These Restrictive Covenants shall run with the land and shall be binding on all parties and persons claiming under them for a period of twenty-five (25) years from the date this Agreement is recorded, after which time said Restrictive Covenants shall be automatically extended for successive periods of ten (10) years.
31. If the Developer still owns any of the Lots bound by these Restrictive Covenants, the Developer hereby retains the unilateral right to amend or modify these Restrictive Covenants without the consent or approval of any of the Lot Owners.
32. Upon the Developer's conveyance of 100% of the Lots bound by these Restrictive Covenants, if there be a need or want to amend or modify these Restrictive Covenants, a written instrument, signed by eighty percent (80%) of the Lot Owners must be recorded to change or amend these Restrictive Covenants in whole or in part.

IN WITNESS WHEREOF, the duly authorized member of Curtis Randolph Ellington Trustee; Curtis R Ellington Revocable Trust; William J Taylor, Jr; Lynne G Taylor; Reedy Property Investments, LLC; Chass Holdings, LLC has caused this Covenants and Restrictions to be executed this _____ day of November, 2024.

Curtis Randolph Ellington Trustee; Curtis R Ellington Revocable Trust; William J Taylor, Jr; Lynne G Taylor; Reedy Property Investments, LLC; Chass Holdings, LLC

William James Taylor, III
301 N Main Street, Suite 501
Greenville, SC 29601

Witness

Witness

SWORN to and subscribed before me this
_____ day of _____, 2024.

Notary Public for South Carolina
My Commission Expires: _____

EXHIBIT A

ALL that certain piece, parcel or lot of land situate, lying and being in the State of North Carolina, County of Guilford, being shown and designated as Lot Number One (1) containing 11.38 acres, more or less, Lot Number Two (2) containing 10.09 acres, more or less, Lot Number Three (3) containing 10.37 acres, more or less, Lot Number Four (4) containing 10.37 acres, more or less, Lot Number Five (5) containing 10.37 acres, more or less, and Lot Number Six (6) containing 10.03 acres, more or less, Lot Number Seven (7) containing 10.04 acres, more or less, Lot Number Eight (8) containing 10.03 acres, more or less, Lot Number Nine (9) containing 10.05 acres, more or less, Lot Number Ten (10) containing 10.09 acres more or less, Lot Number Eleven (11) containing 10.26 acres more or less, Lot Number Twelve (12) containing 10.26 acres more or less, Lot Number Thirteen (13) containing 10.28 acres more or less, Lot Number Fourteen (14) containing 10.15 acres more or less, as shown on plat prepared by Boswell Surveyors, Inc, Randall K. Page, L-4566, Firm License Number C-664 dated June 27, 2024 and recorded in the Office of the Register of Deeds for Guilford County, South Carolina in Plat Book 216 at Page 53, and having the metes and bounds, courses and distances as upon said plat appear.

DERIVATION:

This being the same property conveyed unto Curtis Randolph Ellington Trustee; Curtis R Ellington Revocable Trust; William J Taylor, Jr; Lynne G Taylor; Reedy Property Investments, LLC; Chass Holdings, LLC by warranty deed of Jonathan H. Baker and spouse, Hanna M. Baker, and recorded on September 22, 2023, in the Office of the Register of Deeds for Guilford County, North Carolina in Book 8765 at Page 2372.

Tract/Lot #	Acreage	Tax Map #
Tract 1	11.38	239608
Tract 2	10.09	110271
Tract 3	10.37	239609
Tract 4	10.37	239610
Tract 5	10.37	239611
Tract 6	10.03	239612
Tract 7	10.04	239613
Tract 8	10.03	239614
Tract 9	10.05	239615
Tract 10	10.07	239616
Tract 11	10.26	239617
Tract 12	10.26	239618
Tract 13	10.28	239619
Tract 14	10.15	239620

STATE OF NORTH CAROLINA)
)
COUNTY OF GUILFORD)

ACKNOWLEDGEMENT

I certify that William James Taylor, III personally appeared before me the undersigned witness who, being duly sworn, deposed, and said that she saw William James Taylor, III, seal and deliver the foregoing document and that she, together with the other witness whose name appears as a witness, witnessed the execution thereof.

I certify that William James Taylor, III personally appeared before me this day and certified to me under oath or by affirmation that he or she is not a grantee or beneficiary of the transaction, signed the foregoing document as a subscribing witness, and witnessed William James Taylor III sign the foregoing document.

SWORN to and subscribed before me this
_____ day of _____, 2024.

Witness

Witness

Notary Public for _____ South Carolina
My Commission Expires: _____

Exhibit B

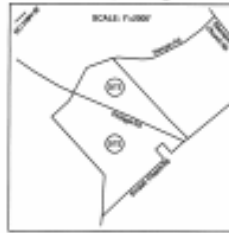
SURVEYOR'S CERTIFICATION

I, Randall K. Page, certify that this plat was drawn under my supervision from an actual survey made under the supervision of said subdivision recorded in Book 8891, Page 1232, that the boundaries are shown on this plat are shown on the original survey from information furnished to me, and that the plat was prepared in accordance with G.S. 47-25, as amended, and that the survey was made in accordance with and within the area of a county of North Carolina that has an ordinance that requires plats of this kind. Witness my original signature, registration number and seal this 18th day of September, A.D. 2024.

Randall K. Page
Professional Land Surveyor L-4595

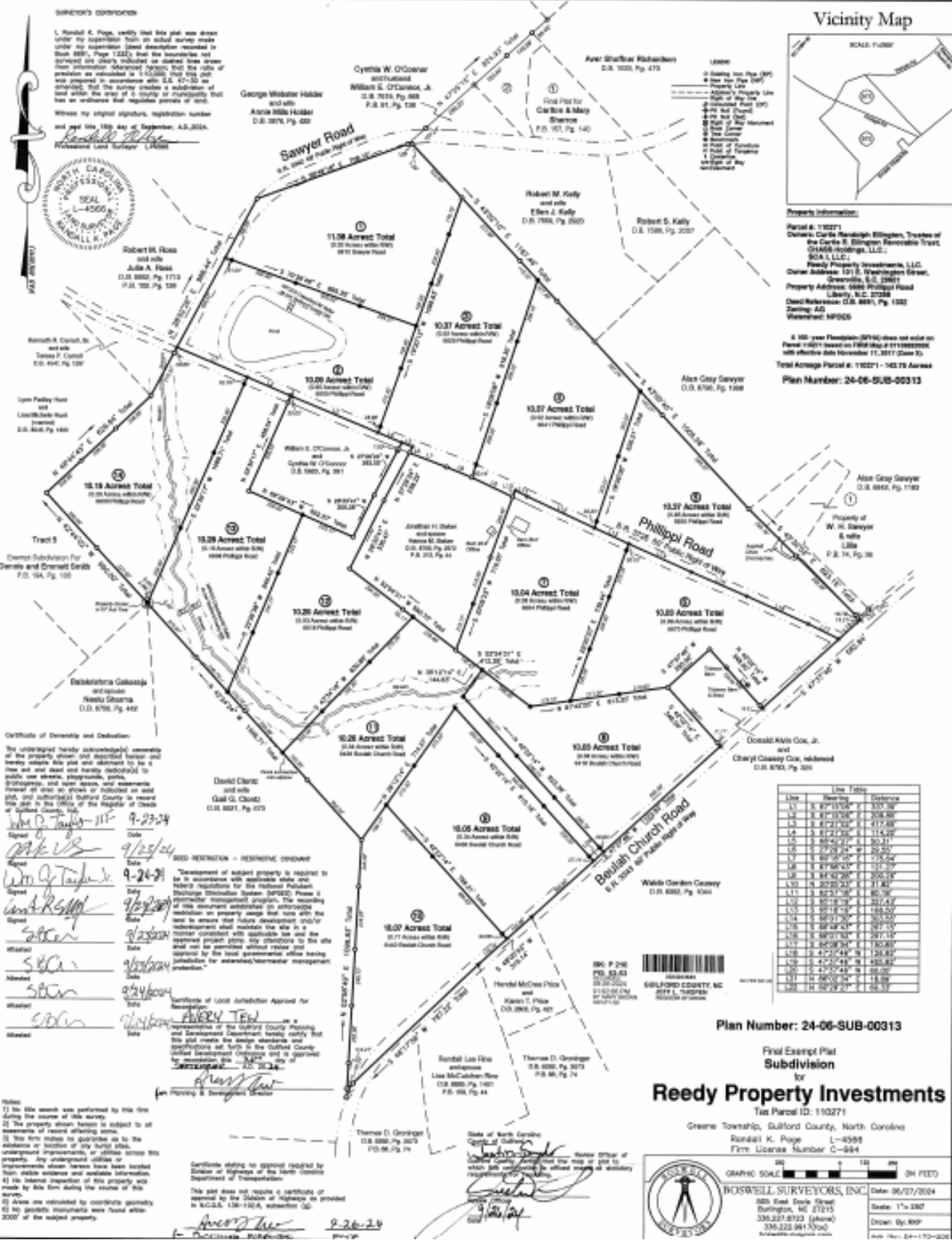


Vicinity Map



Properties Information:
Parcel #: 110271
Owner: Carla Randolph Ellinger, Trustee of the Carla S. Ellinger Taxable Trust (SAS) Holdings, LLC, BOA, LLC.
Ready Property Investments, LLC
Owner Address: 131 S. Washington Street, Greenville, S.C. 29601
Property Address: 6666 Phillip Road, Liberty, N.C. 27388
Deed Reference: O.S. 8681, Pg. 1382
Zoning: AG
Watermark: NPSGS

A 100-year floodplain (DFW) does not exist on Parcel 110271 based on FEMA Map F-1119900002 with effective date November 17, 2011 (Zone 3).
Total Acreage Parcel #: 110271 - 143.73 Acres
Plan Number: 24-06-SUB-00313



Certificate of Ownership and Dedication

The undersigned hereby acknowledge, severally of the property shown and described herein and hereby dedicate this plat and all interest to be a free and open road and hereby dedicate to public use streets, alleyways, paths, driveways, and open areas, and easements, shown on this plat or shown or indicated on said plat, and all other public roads in record hereto, in the Office of the Register of Deeds of Guilford County, N.C.

David Clark 9-23-24
Gail G. Clark 9-23-24
Wm. Q. Taylor 9-23-24
Wm. Q. Taylor 9-23-24
Wm. Q. Taylor 9-23-24
SBC 9-23-24
SBC 9-23-24
SBC 9-23-24
SBC 9-23-24
SBC 9-23-24

DEED RESTRICTION - RESERVING EASEMENT

Development of subject property is required to be in accordance with applicable state and federal regulations for the National Pollution Discharge Elimination System (NPDES) Phase II pretreatment requirements program. The availability of this easement, whether in easement or otherwise, shall not be deemed to constitute an approval or endorsement of any project, plan, or program by the local governmental entity having jurisdiction for wastewater/water management purposes.

Certificate of Good Judgment Approved for Rezonation

Members of the Guilford County Planning and Development Department hereby certify that this plat meets the design standards and specifications set forth in the Guilford County Land Development Ordinance and is approved for rezoning to **AG-2** use of **Commercial**.

Arny Stewart
Planning & Development Director

Certificate of Approval Required by Division of Highways of the North Carolina Department of Transportation

This plat does not require a certificate of approval by the Division of Highways as provided in S.C.S.A. 136-110A, subsection (d).

Arny Stewart 9-26-24
Professional Land Surveyor L-4595

Line	Bearing	Distance
1	S 89° 13' 00" E	137.30'
2	S 89° 13' 00" E	137.30'
3	S 89° 13' 00" E	137.30'
4	S 89° 13' 00" E	137.30'
5	S 89° 13' 00" E	137.30'
6	S 89° 13' 00" E	137.30'
7	S 89° 13' 00" E	137.30'
8	S 89° 13' 00" E	137.30'
9	S 89° 13' 00" E	137.30'
10	S 89° 13' 00" E	137.30'
11	S 89° 13' 00" E	137.30'
12	S 89° 13' 00" E	137.30'
13	S 89° 13' 00" E	137.30'
14	S 89° 13' 00" E	137.30'
15	S 89° 13' 00" E	137.30'
16	S 89° 13' 00" E	137.30'
17	S 89° 13' 00" E	137.30'
18	S 89° 13' 00" E	137.30'
19	S 89° 13' 00" E	137.30'
20	S 89° 13' 00" E	137.30'
21	S 89° 13' 00" E	137.30'
22	S 89° 13' 00" E	137.30'
23	S 89° 13' 00" E	137.30'
24	S 89° 13' 00" E	137.30'
25	S 89° 13' 00" E	137.30'
26	S 89° 13' 00" E	137.30'
27	S 89° 13' 00" E	137.30'
28	S 89° 13' 00" E	137.30'
29	S 89° 13' 00" E	137.30'
30	S 89° 13' 00" E	137.30'

Plan Number: 24-06-SUB-00313

Final Exempt Plat Subdivision
for
Reedy Property Investments
Tax Parcel ID: 110271
Greene Township, Guilford County, North Carolina
Randall K. Page L-4595
Firm License Number C-584

ROSWELL SURVEYORS, INC.
365 East Duke Street
Durham, NC 27613
336.227.8723 (phone)
336.228.9173 (fax)
roswell@roswellnc.com

Date: 06/27/2024
Scale: 1"=200'
Drawn By: RKP
Date: 08-24-170-008