



11630 P0026 00-01-2008  
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Davie H. Brinson 11:00:50.001

NORTH CAROLINA

DECLARATION OF  
RESTRICTIVE COVENANTS

② \$17.00

DUPLIN COUNTY

KNOW ALL MEN BY THESE PRESENTS, that Benny S. Sharpe and wife, Linda M. Sharpe, Owners of all that certain tract or parcel of land lying and being in the Town of Beulaville, Limestone Township, Duplin County, North Carolina, and more particularly described as follows:

All that lot or parcel of land lying and being in the Town of Beulaville, Limestone Township, Duplin County, North Carolina, and more particularly described as follows:

BEING all of that tract of land containing 2.11 acres, more or less, as shown on that map entitled "Map For Record For Redco Properties, LLC", dated July 10, 2008, prepared by Barrow & Barrow, P.A., and being duly recorded in Map Book 23, Page 153, Duplin County Registry. Said map is incorporated herein for a more detailed description (the "Property").

This being the same property conveyed from Benny S. Sharpe to Benny S. Sharpe and wife, Linda M. Sharpe, by deed recorded in Book 1122, Page 1, Duplin County Registry.

This conveyance is made subject to any and all easements, restrictions, and rights-of-way of record, and 2008 ad valorem taxes.

Now, therefore, Owners hereby declare any and all real property owned by the Owners located within a two (2) mile radius of the Property ("Owners' Restricted Property") shall be subject to the following restrictions as to the use thereof, said restrictive covenants to run with the Owners' Restricted Property.

1. **Area of Application.** These restrictions shall apply to any real property owned by Benny S. Sharpe and Linda M. Sharpe within a two (2) mile radius of the Property, as shown on the said plat recorded in the office of the Register of Deeds for Duplin County, North Carolina.

2. **Use.** For so long as all or a portion of the Property is operated as a Bojangles' Restaurant, neither Owners nor any of Owners' heirs, successors or assigns shall, without prior written consent of Redco Properties, LLC, which may be withheld in its sole and absolute discretion, lease or otherwise convey any lot or subpart of Owners' Restricted Property within a two (2) mile radius of the Property to any person or entity whose primary business is the sale of chicken and/or biscuits including but not limited to, Kentucky Fried Chicken, Smithfield's Chicken and Barbecue, Church's, Popeyes, Zaxby's and or Chick-Fil-A. Even though Hardee's and McDonald's do not sell chicken and/or biscuits as their primary business, they are included in these restrictions. However, these restrictive covenants do not include Burger King, Andy's, Subway, delicatessens, Mexican restaurants, Chinese restaurants and supermarkets.