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Fee Amt: \$26.00 Page 1 of 3
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK **1617** PG **468-470**

PREPARED BY AND RETURN TO: WARREN SHACKLEFORD & THOMAS, PLLC
P.O. Box 1187, Wake Forest, NC 27588-1187

NORTH CAROLINA
GRANVILLE COUNTY

**ANNEXATION OF ADDITIONAL PROPERTY TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR IRONWOOD SUBDIVISION**

THIS ANNEXATION OF ADDITIONAL PROPERTY TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is entered into this 31 day of October, 2016 by BRUCE W. GULLEY, ~~JR~~ AND WIFE, CAROL SUE GULLEY, R. WAYNE BAILEY, SR. AND WIFE, TERESA F. BAILEY, AND JULIANNA O. WRIGHT (hereinafter called "DECLARANTS") and IRONWOOD INVESTMENTS ASSOCIATES, LLC (hereinafter called "Record Owner").

WITNESSETH:

WHEREAS, DECLARANTS, by Declaration of Covenants, Conditions, and Restrictions for IRONWOOD SUBDIVISION, as filed on September 23, 2013, in the Office of the Register of Deeds of Granville County, North Carolina, and recorded in Book 1487, Page 321 and subsequently amended in Book ____ Page ____, Granville County Registry, submitted certain real property to the provisions of said Declaration of Covenants, Conditions and Restrictions; and

WHEREAS, under the Declaration the right is reserved in the DECLARATION herein to annex and subject successive phases of the IRONWOOD SUBDIVISION property to the covenants, conditions, and restrictions; and

WHEREAS, DECLARANTS now wish to annex and add to the property subject to the Declaration of Covenants, Conditions and Restrictions, the property being particularly described as follows:

123 - 137
Being all of Lots 169 through 189 as shown on plat entitled "Final Plat For The Oaks at Ironwood Phase 2-B", a copy of which is recorded in Plat Book 45, Pages 112 and ____, Granville County Registry.

NOW, THEREFORE, the DECLARANTS, pursuant to the authority granted in Article II, Paragraph 2 of the Declaration, for the purpose above set forth, hereby declares:

That property described above is hereby annexed to the Declaration of Covenants, Conditions and Restrictions for IRONWOOD SUBDIVISION, recorded in Book 1487, Page 321, Granville County Registry, and said property shall be deemed to be governed in all respects by the terms and provisions of the Declaration, said Declaration being and hereby is incorporated by reference as if fully set out herein.

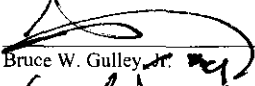
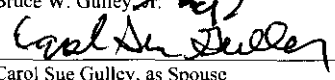
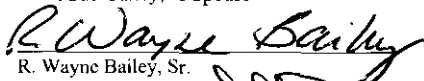
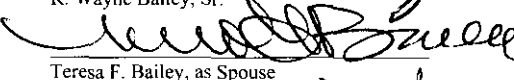
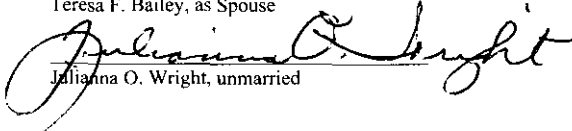
Further, pursuant to the Granville County Land Development Ordinance, Sec 32-1065, all lots in

this Phase shall be subject to the following: The property owners' association shall be responsible for the maintenance and control of private roads and for maintenance of common areas or facilities, including, but not limited to, open space, recreational facilities, and storm water control and management facilities, if any. The property owners' association also shall be responsible for the maintenance, free from defects, and control of roads that are to be dedicated to the public between the time of their construction and the time of formal acceptance for maintenance by North Carolina Department of Transportation ONLY IN THE EVENT that the subdivider fails to meet its obligations under this division, including any maintenance agreement required by this division. This annexation hereby provide the necessary legal authority to maintain and exercise control over any roads and common areas and facilities, including the power to compel contributions from the property owners to cover their proportionate share of the costs associated with the maintenance and control of any applicable roads or common areas and facilities.

Further, for clarification purposes to all future parties, the record owners of the property defined as being annexed as "Phase 2-B" join in on the execution of this Annexation Agreement. The non-owner spouses of the Declarants join in the execution of this Agreement simply to convey their marital interest, if any, in the property

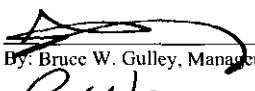
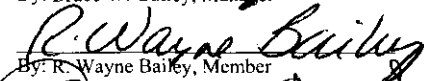
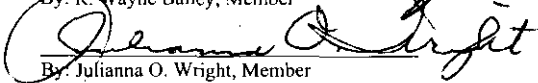
IN WITNESS WHEREOF, the DECLARANTS and RECORD OWNERS have executed this instrument the year and day first above written.

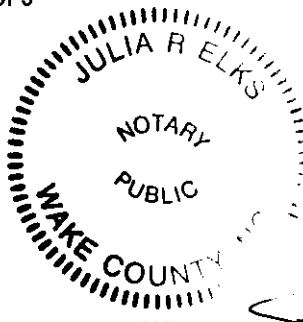
AS TO THE DECLARANTS:


Bruce W. Gulley, Sr.

Carol Sue Gulley, as Spouse

R. Wayne Bailey, Sr.

Teresa F. Bailey, as Spouse

Julianna O. Wright, unmarried

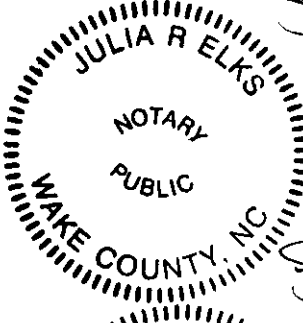
AS TO THE RECORD OWNERS OF PHASE 2-B:

IRONWOOD INVESTMENTS ASSOCIATES, LLC

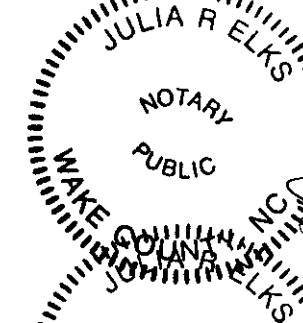

By: Bruce W. Gulley, Manager

By: R. Wayne Bailey, Member

By: Julianna O. Wright, Member



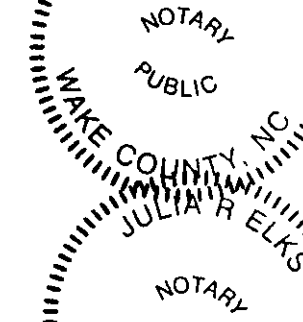
STATE OF NORTH CAROLINA, COUNTY OF Wake
I, Julia R Elks, a Notary Public for the County of Wake,
State of North Carolina, certify that Bruce W. Gulley, Jr. and Carol Sue Gulley personally appeared
before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal, this the 31 day of October, 2016
Julia R Elks
Notary Public Julia R Elks My commission expires: 12-3-20



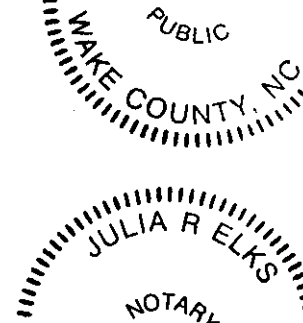
STATE OF NORTH CAROLINA, COUNTY OF Wake
I, Julia R Elks, a Notary Public for the County of Wake,
State of North Carolina, certify that R. Wayne Bailey, Sr. and Teresa F. Bailey personally appeared
before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal, this the 31 day of October, 2016
Julia R Elks
Notary Public Julia R Elks My commission expires: 12-3-20



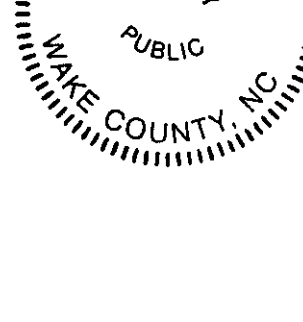
STATE OF NORTH CAROLINA, COUNTY OF Wake
I, Julia R Elks, a Notary Public for the County of Wake,
State of North Carolina, certify that Julianna O. Wright personally appeared before me this day and
acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal, this the 31 day of October, 2016.
Julia R Elks
Notary Public Julia R Elks My commission expires: 12-3-20



STATE OF NORTH CAROLINA, COUNTY OF Wake
I, Julia R Elks, a Notary Public for said County and State, certify that
Bruce W. Gulley personally came before me and acknowledged that he is the **Manager of Ironwood
Investments Associates, LLC**, a North Carolina limited liability corporation, and that by authority duly
given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act
and deed.
Witness my hand and official stamp or seal, this the 31 day of October, 2016.
Julia R Elks Julia R Elks
Notary Public
My commission expires: 12-3-20



STATE OF NORTH CAROLINA, COUNTY OF Wake
I, Julia R Elks, a Notary Public for said County and State, certify that
R. Wayne Bailey personally came before me and acknowledged that he is the **Member of Ironwood
Investments Associates, LLC**, a North Carolina limited liability corporation, and that by authority duly
given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act
and deed.
Witness my hand and official stamp or seal, this the 31 day of October, 2016.
Julia R Elks Julia R Elks
Notary Public
My commission expires: 12-3-20



STATE OF NORTH CAROLINA, COUNTY OF Wake
I, Julia R Elks, a Notary Public for said County and State, certify that
Julianna O. Wright personally came before me and acknowledged that she is the **Member of Ironwood
Investments Associates, LLC**, a North Carolina limited liability corporation, and that by authority duly
given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act
and deed.
Witness my hand and official stamp or seal, this the 31 day of October, 2016.
Julia R Elks Julia R Elks
Notary Public
My commission expires: 12-3-20