

Prepared by and return to:
Tina Frazier Pace
Hatch, Little & Bunn, LLP
P.O. Box 527
Raleigh, NC 27602

STATE OF NORTH CAROLINA

FRANKLIN COUNTY



Doc No 10084442
Recorded: 02/15/2024 11:05 12 AM
Fee Amt: \$38.00 Page 1 of 18

Franklin County North Carolina
Brandi S Brinson, Register of Deeds
BK **2357** PG **25 - 42 (18)**

**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND
RESTRICTIONS FOR WOODLAND PARK
SUBDIVISION**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOODLAND SUBDIVISION was made this the 29th day of December 2023, by Woodland Park Development, Inc., a N.C. Corporation (hereinafter “Declarant”), and Jessica M. Esposito, Steven Andrew Harward and Chelsey G. Harward, Jason T. Garrett and Ashley N. McClintock, Frances M. Harward and Mark S. Harward, Robert S. Hall and Martha B. Hall, Kayla M. Poplin and Caleb M. Poplin, Joel P. Garcia, Vincent M. Tang and Malin R. Tang, Martha Ward, Lisa M. Hartman and Eric C. Hartman and Darcey Youngs, Magdalene Moss, Cheryl S. Bean, Douglas R. Kelsey, Delmore Adams and Hilary Adams, Churchill Associates, a NC General Partnership Colebrook Custom Homes, LLC, Matt Baldwin Homes, LLC, Braelynn Homes, LLC, Emerson Homes, LLC, RHC Custom Construction, Inc., and Roost Building Company, Inc. (hereinafter collectively referred to as “Owners”);

WITNESSETH:

WHEREAS the Declaration of Covenants, Conditions and Restrictions for Woodland Subdivision (hereinafter “Declaration”), was recorded August 23, 2019 in Book 2185, Page 1824, Franklin County Registry;

WHEREAS, Declarant and is currently developing a neighboring subdivision known as Woodland Park II;

WHEREAS, the Declarant and Owners have determined that it is in the best interest of the Members of Woodland Park Homeowners Association, Inc. and the future members of Woodland Park II to be combined into one subdivision with one community association; and that

a termination of the homeowners association and the covenants and restrictions for Woodland Park II has been filed in Book 2339, Page 222, Franklin County Register of Deeds;

WHEREAS, Section 1.2 of the Declaration provides that the Declarant retains the right to add land contiguous to the Existing Property with the consent of the Owner of the contiguous property;

WHEREAS, the Owners of the Additional Property, have consented to this Supplemental Declaration;

WHEREAS, Declarant and Owners desire to add the additional Woodland Park II property described in the attached Exhibit "A" (hereinafter "Additional Property") into the Woodland Subdivision and subject it the covenants, conditions, easements, and restrictions contained in the Declaration,

NOW, THEREFORE, the Declarant hereby annexes the Additional Property described in the attached Exhibit "A to the Declaration of Covenants, Conditions and Restrictions for Woodland Park; and Owners consent and subject this Additional Property to the terms and conditions of the Declaration; and that this Supplemental Declaration of Covenants, Conditions and Restrictions for Woodland Park shall be effective upon the recordation in the Office of the Register of Deeds of Franklin County;

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration of Covenants, Conditions and Restrictions for Woodland Park, and Owners have consented hereto, on the year and date first above mentioned.

**WOODLAND PARK DEVELOPMENT, INC.,
a N.C. Corporation**

By: 
Shelley Jo Caldwell Mitchiner, President

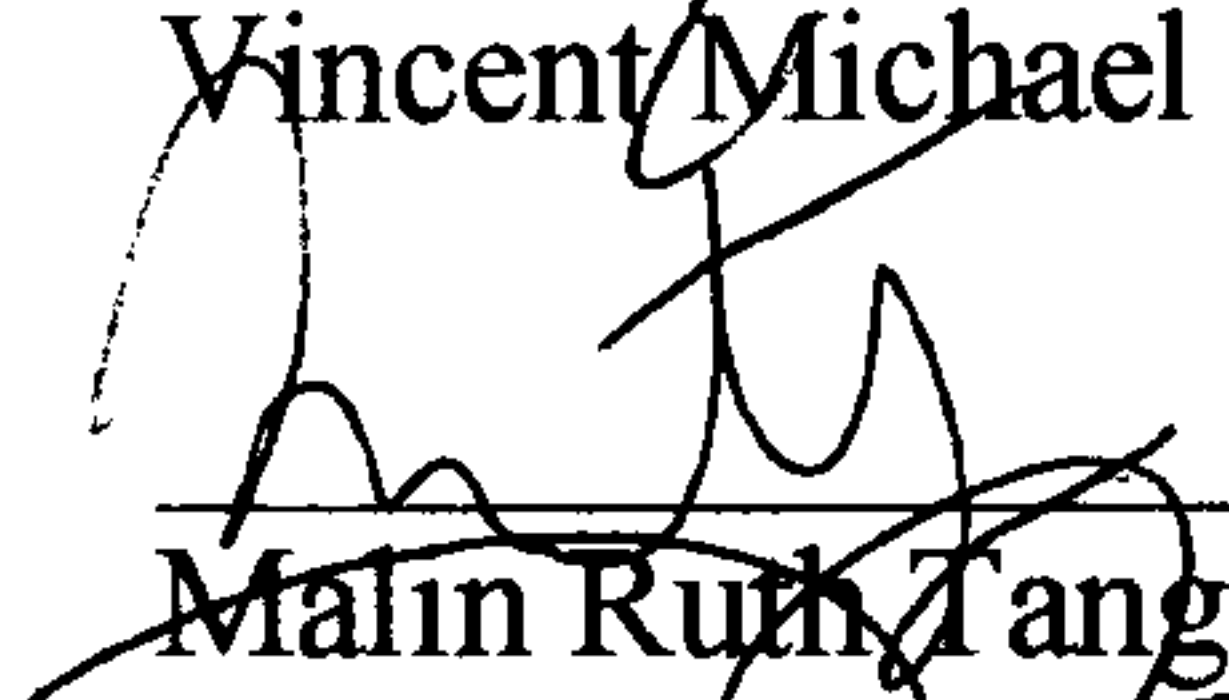
By: 
Jessica M. Esposito

By: 
Steven Andrew Harward

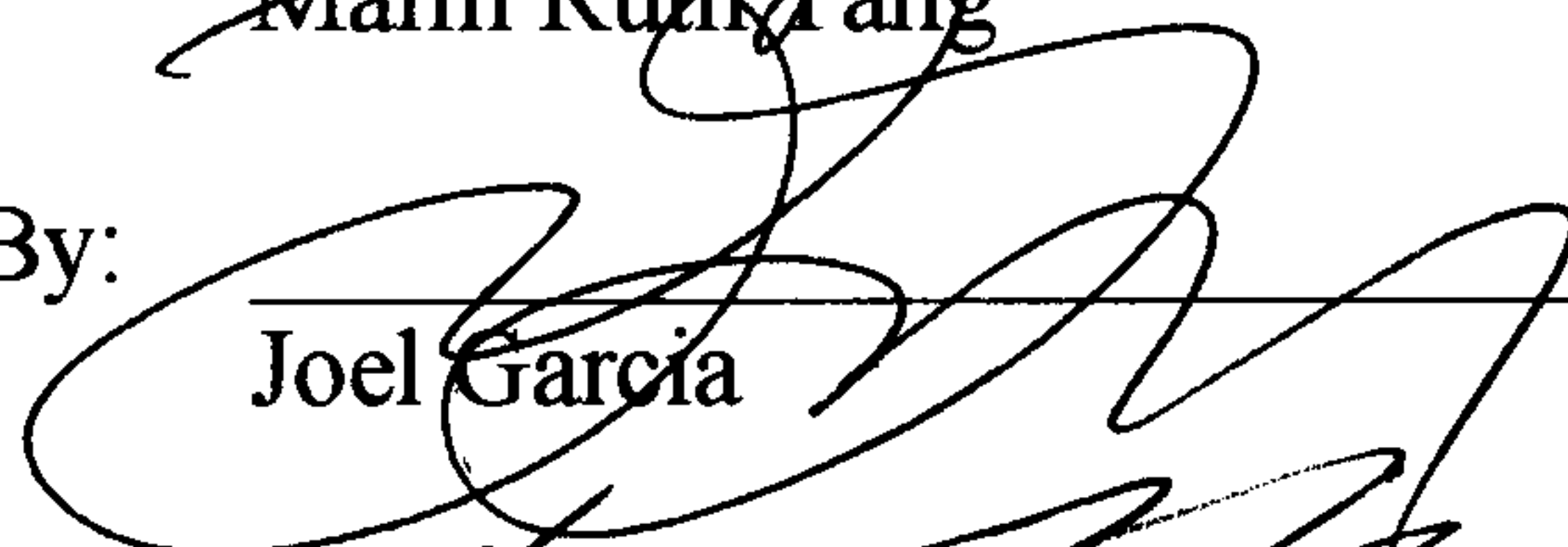
By: 
Chelsey G. Harward

By: 

Vincent Michael Tang

By: 

Malin Ruth Tang

By: 

Joel Garcia

Joel P. Garcia Jr.

By: 

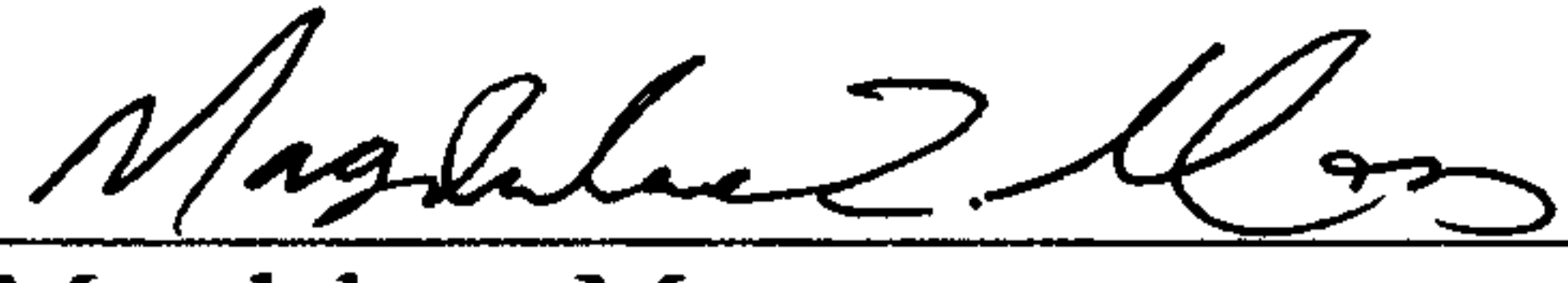
Lisa Mullen Hartman

By: 

Eric Christian Hartman

By: 

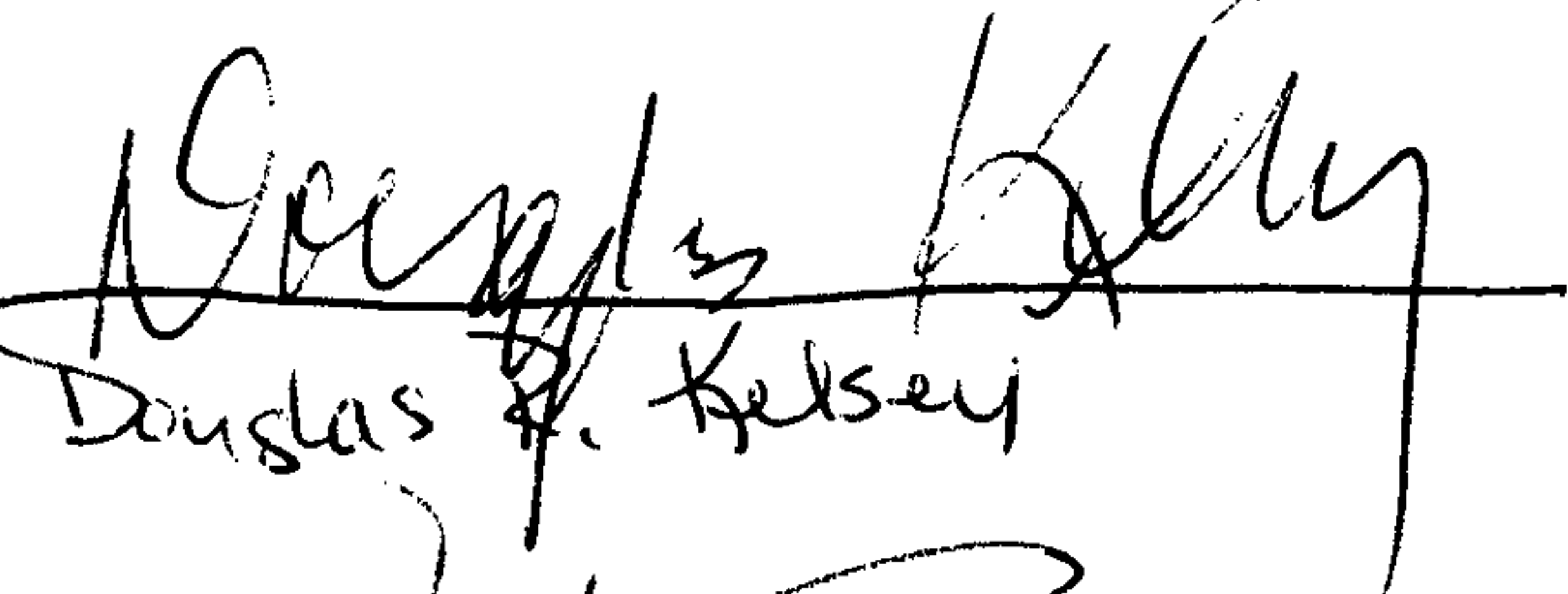
Darcey Young

By: 

Magdalene Moss

By: 

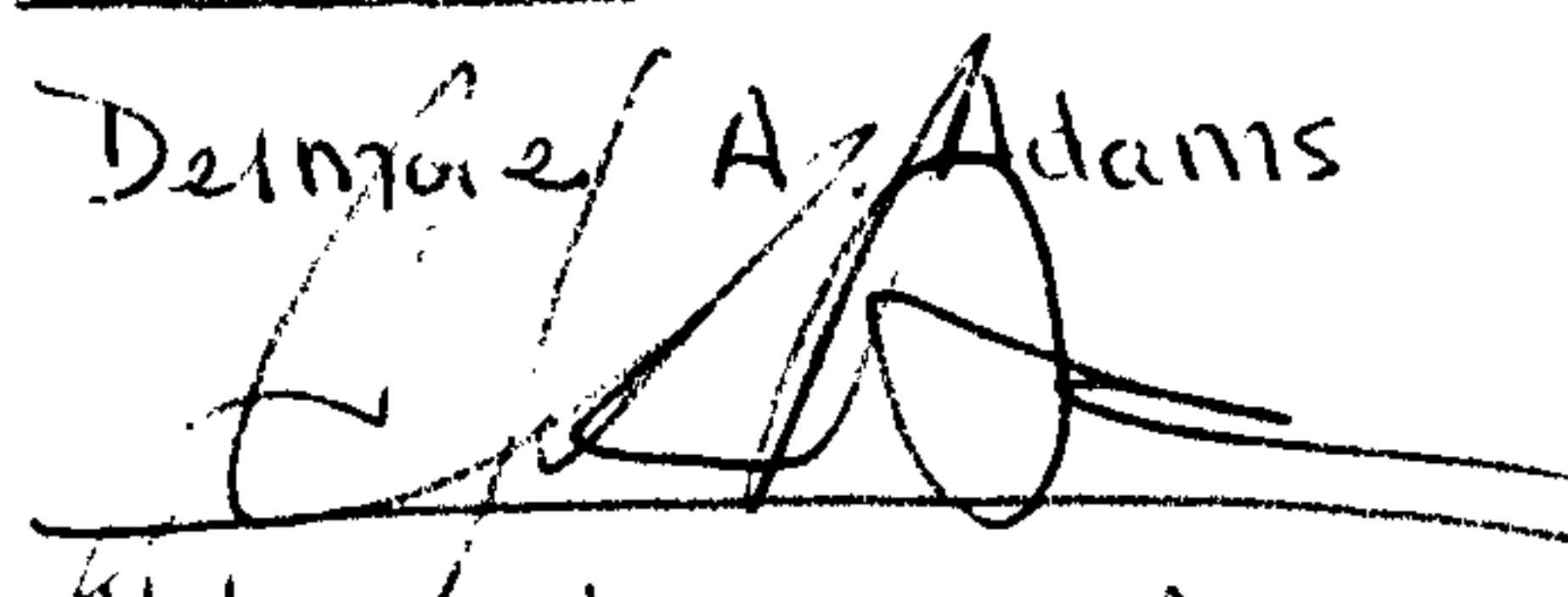
Cheryl Suzanne Bean

By: 

Douglas R. Kelsey

By: 

Delmarie A. Adams

By: 

Hilary Kristen Adams

By: 

Martha K. Ward

By: Jason T. Garrett
Jason T. Garrett

By: Ashley N. McClintock
Ashley N. McClintock

By: Frances M. Harward
Frances M. Harward

By: Mark S. Harward
Mark S. Harward

By: Robert Sterling Hall
Robert Sterling Hall

By: Martha Bracken Hall
Martha Bracken Hall

By: Kayla M. Poplin
Kayla M. Poplin

By: Caleb M. Poplin
Caleb M. Poplin

By: Joel P. Garcia Jr.
Joel P. Garcia Jr.

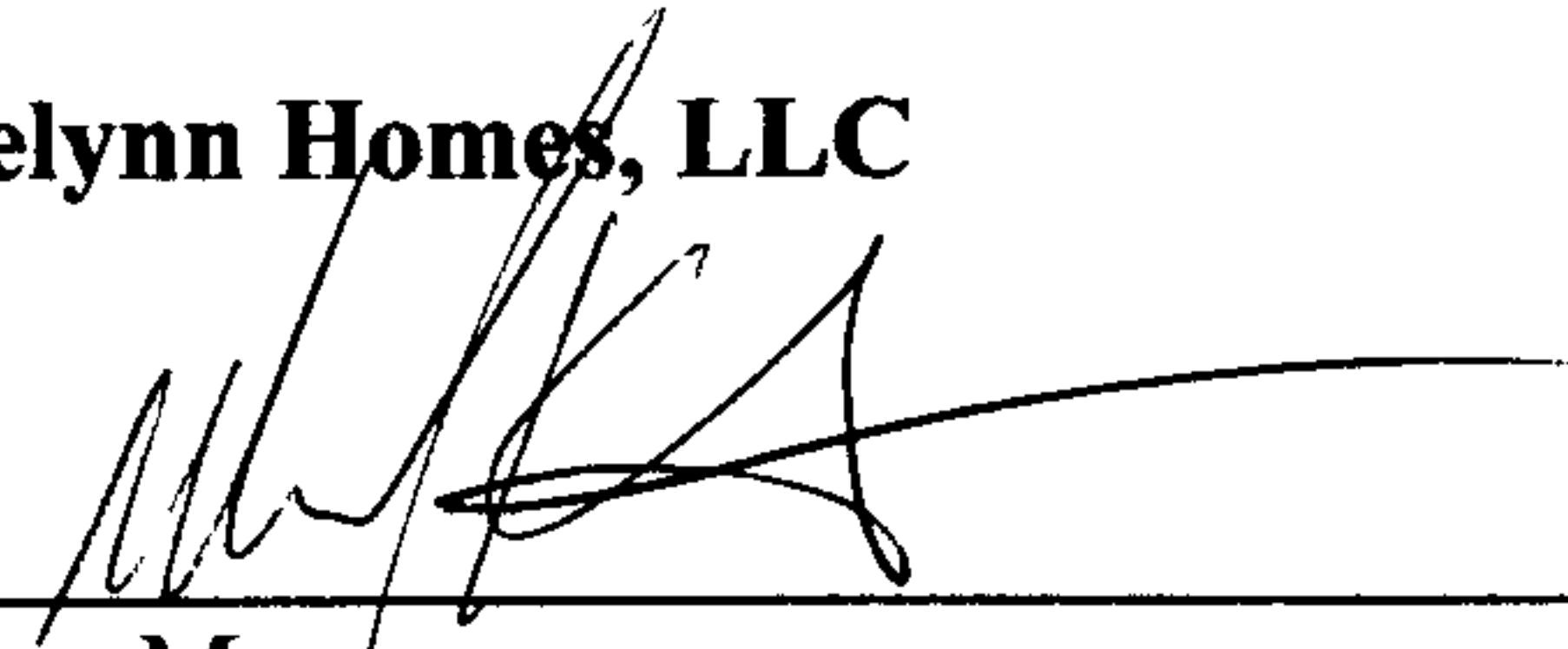
ColeBrooke Custom Homes, LLC

By: Manager
Manager

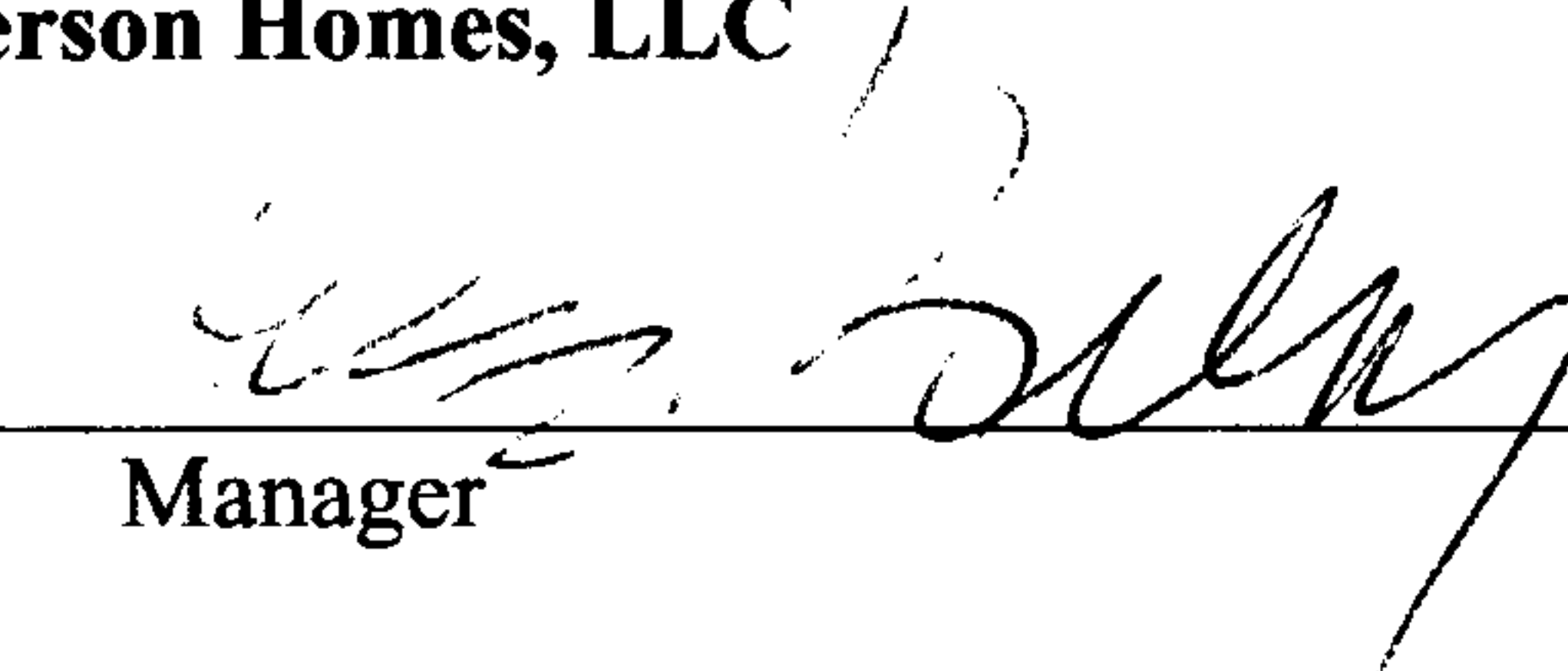
Matt Baldwin Homes, LLC

By: 
Manager

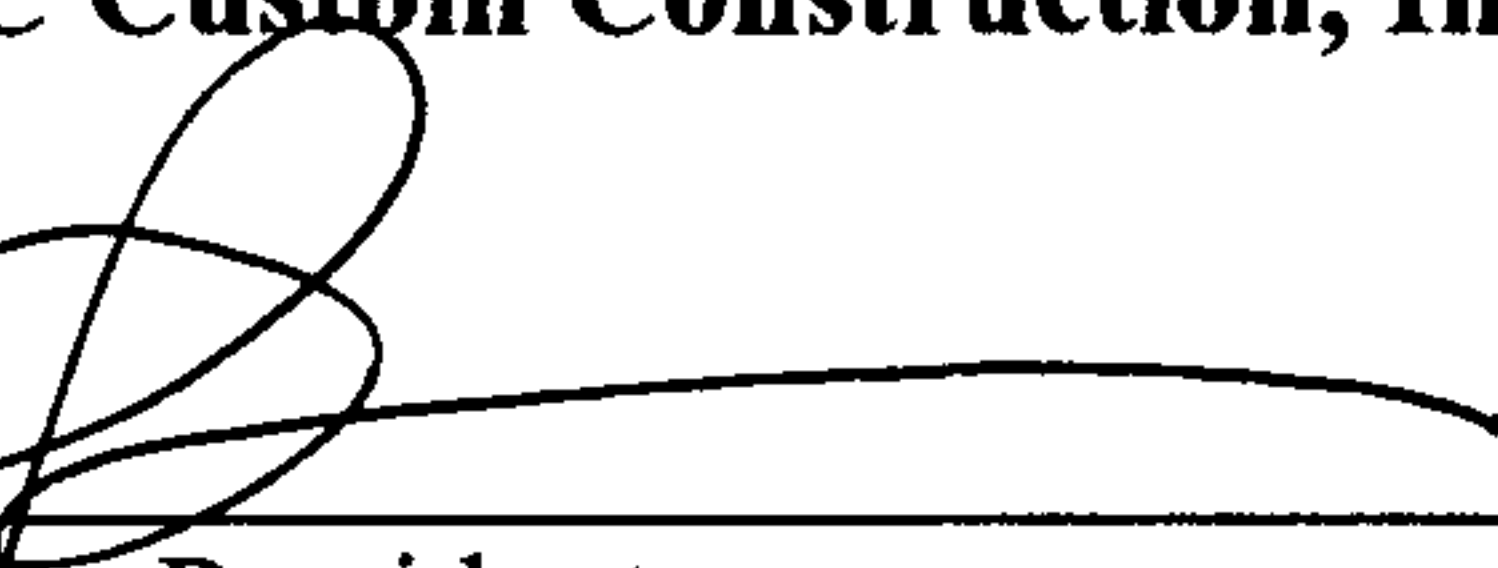
Braelynn Homes, LLC

By: 
Manager

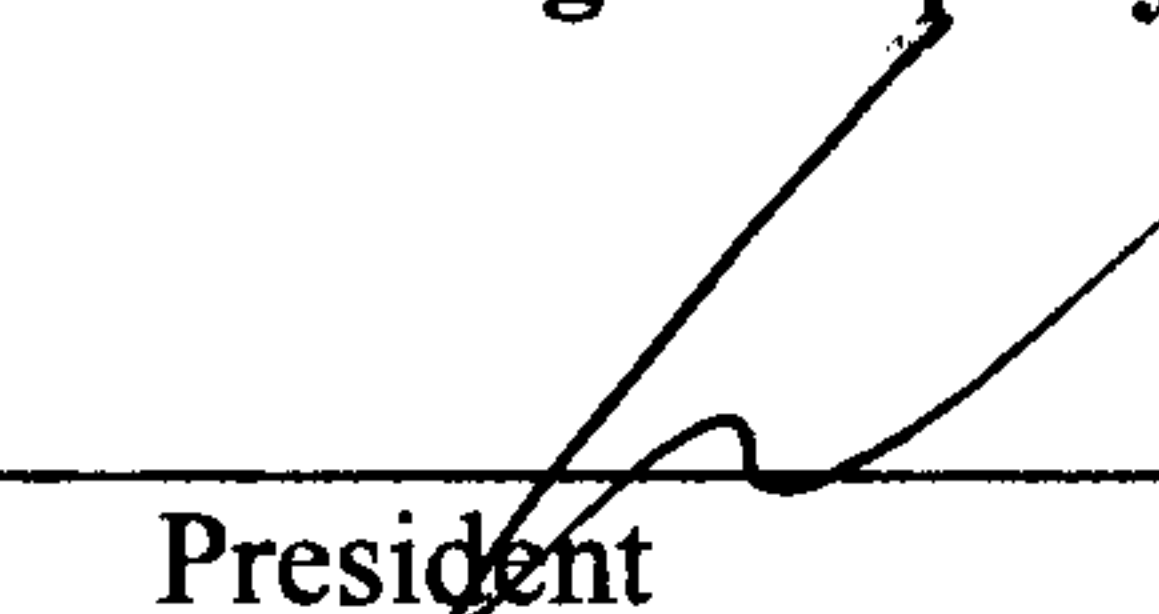
Emerson Homes, LLC

By: 
Manager

RHC Custom Construction, Inc.

By: 
President

Roost Building Company, Inc.

By: 
President

Churchill Associates, a NC General Partnership

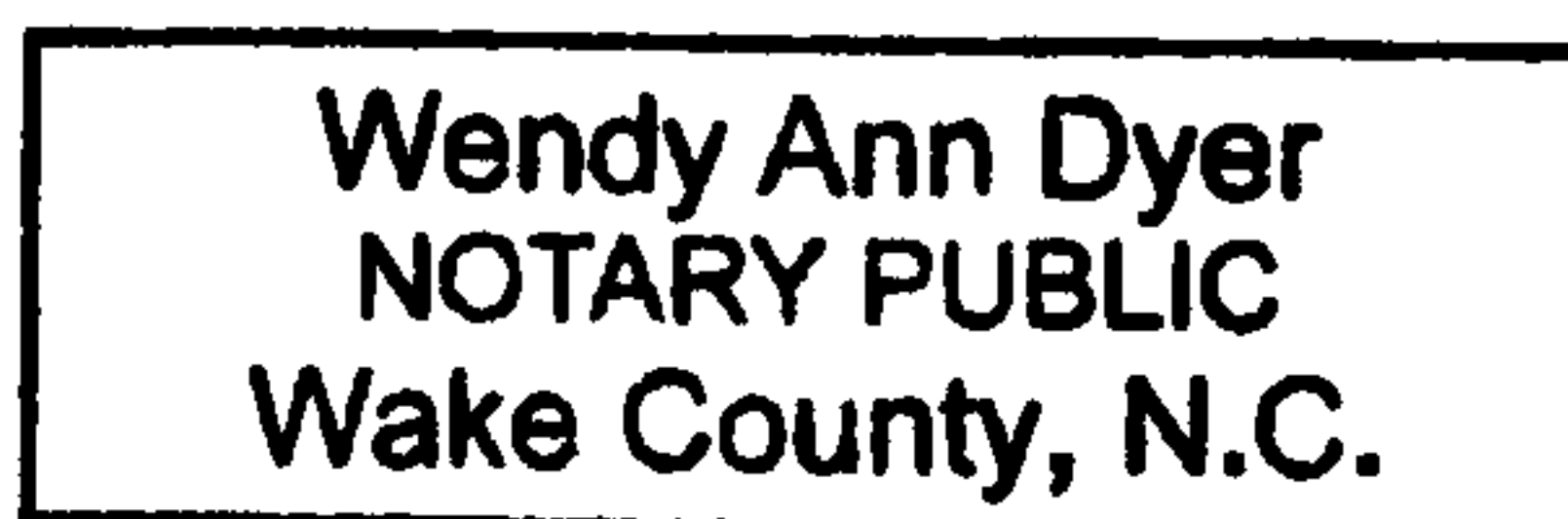
By: 
Julianna O. Wright, Managing Partner

STATE OF NORTH CAROLINA
COUNTY OF Franklin

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Robert Sterling Hall and Martha Braekin Hall
(Print name of signatory in blank)

This the 15th day of October, 2023.

My Commission Expires: 10-9-2028



Wendy Ann Dyer
Notary Public

Print Name: Wendy Ann Dyer

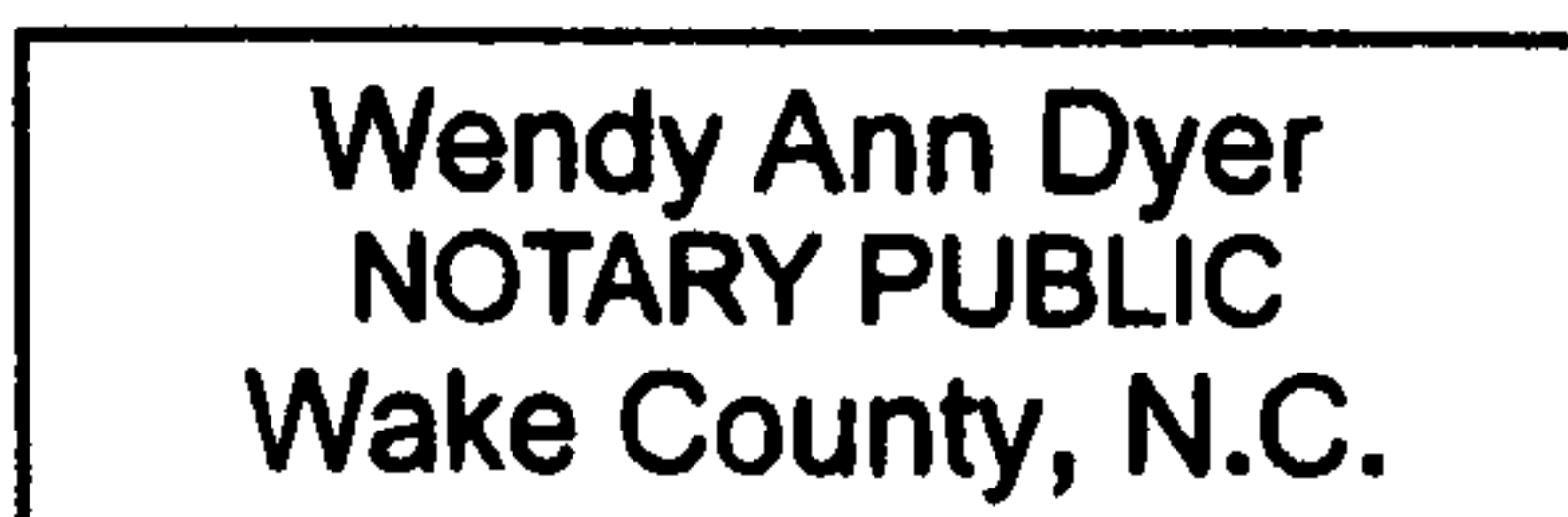
[Affix Notary Stamp or Seal]

STATE OF NORTH CAROLINA
COUNTY OF Franklin

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Margdalene Moss and Cheryl Suzanne Bean
(Print name of signatory in blank)

This the 28th day of October, 2023.

My Commission Expires: 10-9-2028



Wendy Ann Dyer
Notary Public

Print Name: Wendy Ann Dyer

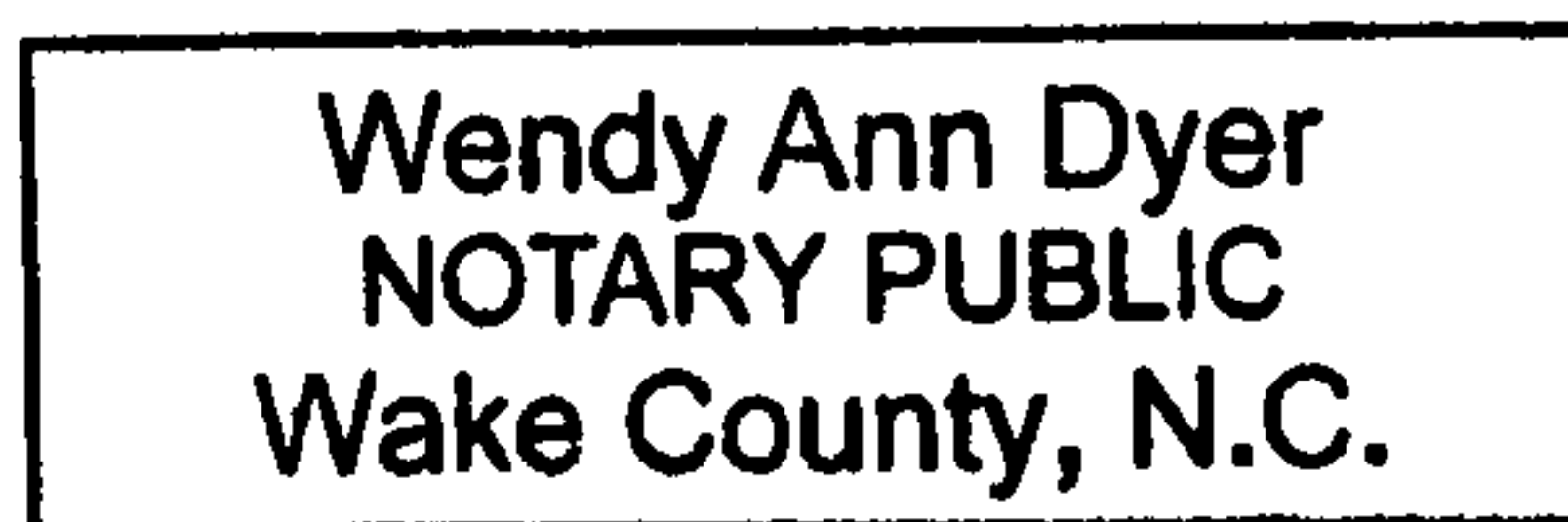
[Affix Notary Stamp or Seal]

STATE OF NORTH CAROLINA
COUNTY OF Franklin

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Douglas R. Kelsey
 (Print name of signatory in blank)

This the 3rd day of November, 2023.

My Commission Expires: 10-9-28



Wendy Ann Dyer
 Notary Public

Print Name: Wendy Ann Dyer

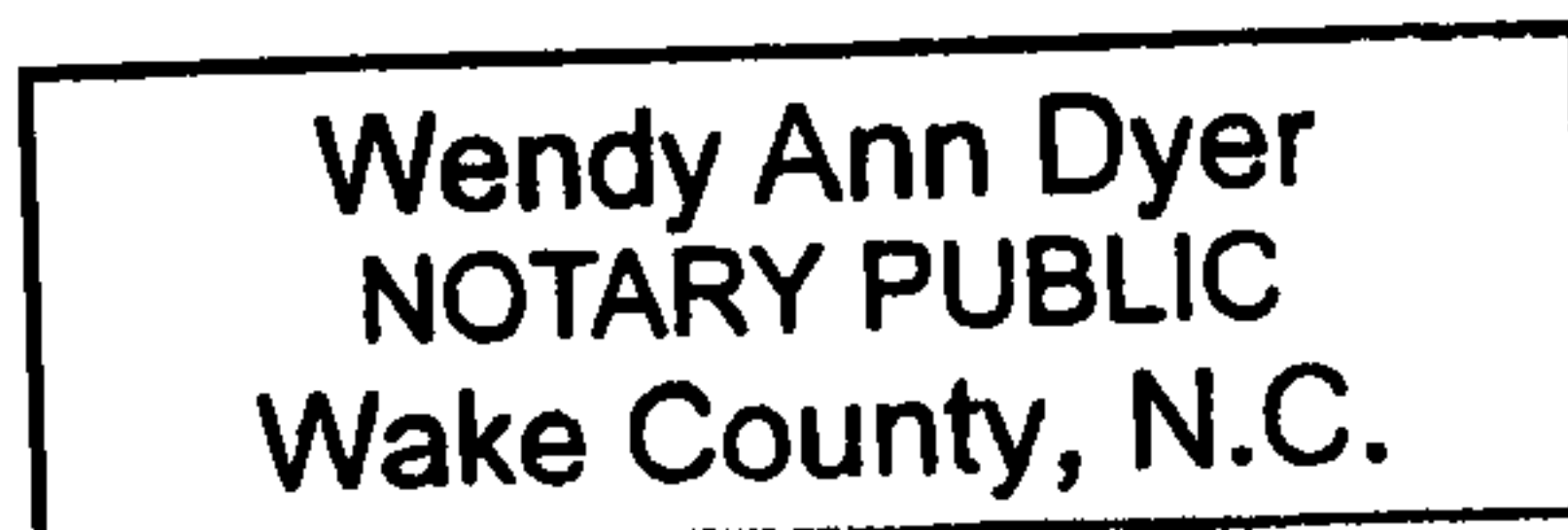
[Affix Notary Stamp or Seal]

STATE OF NORTH CAROLINA
COUNTY OF Franklin

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jessica M. Esposito
 (Print name of signatory in blank)

This the 3rd day of November, 2023.

My Commission Expires: 10-9-2028



Wendy Ann Dyer
 Notary Public

Print Name: Wendy Ann Dyer

[Affix Notary Stamp or Seal]

STATE OF NORTH CAROLINA
COUNTY OF Franklin

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Steren Andrew Harward and Chelsey G Harward
(Print name of signatory in blank)

This the 3rd day of November, 2023.

My Commission Expires: 10-9-2028

Wendy Ann Dyer
NOTARY PUBLIC
Wake County, N.C.

Wendy Ann Dyer
Notary Public

Print Name: Wendy Ann Dyer

[Affix Notary Stamp or Seal]

STATE OF NORTH CAROLINA
COUNTY OF Franklin

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Vincent Michael Tang and N Kelvin Ruth Tang
(Print name of signatory in blank)

This the 3rd day of November, 2023.

My Commission Expires: 10-9-2028

Wendy Ann Dyer
NOTARY PUBLIC
Wake County, N.C.

Wendy Ann Dyer
Notary Public

Print Name: Wendy Ann Dyer

[Affix Notary Stamp or Seal]

STATE OF NORTH CAROLINA
COUNTY OF Franklin

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Delmore A. Adams and Hilary Kristen Adams
(Print name of signatory in blank)

This the 3rd day of November, 2023.

My Commission Expires: 10-9-2028

Wendy Ann Dyer
NOTARY PUBLIC
Wake County, N.C.

Wendy Ann Dyer
Notary Public

Print Name: Wendy Ann Dyer

[Affix Notary Stamp or Seal]

STATE OF NORTH CAROLINA
COUNTY OF Franklin

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Martha K. Ward
(Print name of signatory in blank)

This the 3rd day of November, 2023.

My Commission Expires: 10-9-2028

Wendy Ann Dyer
NOTARY PUBLIC
Wake County, N.C.

Wendy Ann Dyer
Notary Public

Print Name: Wendy Ann Dyer

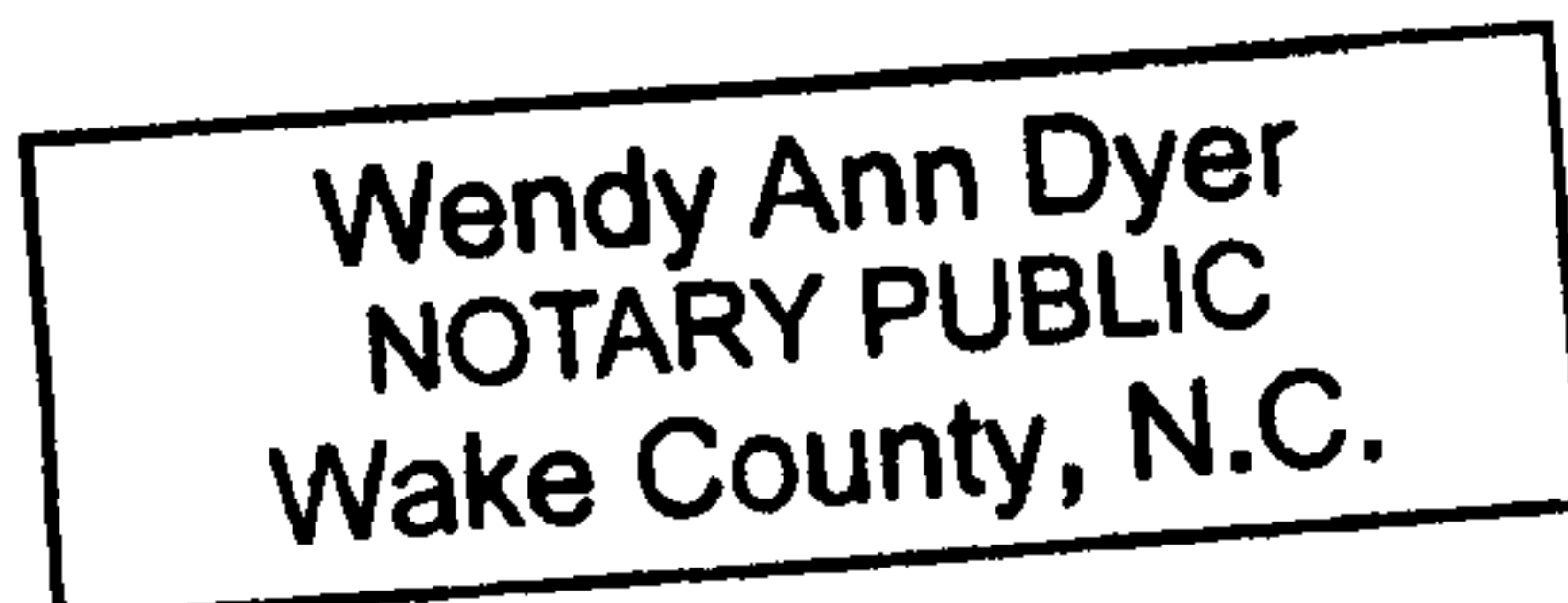
[Affix Notary Stamp or Seal]

STATE OF NORTH CAROLINA
COUNTY OF Hanklin

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Frances M. Harward and Mark S. Harward
(Print name of signatory in blank)

This the 3rd day of November, 2023.

My Commission Expires: 10-9-2028



Wendy Ann Dyer
Notary Public

Print Name: Wendy Ann Dyer

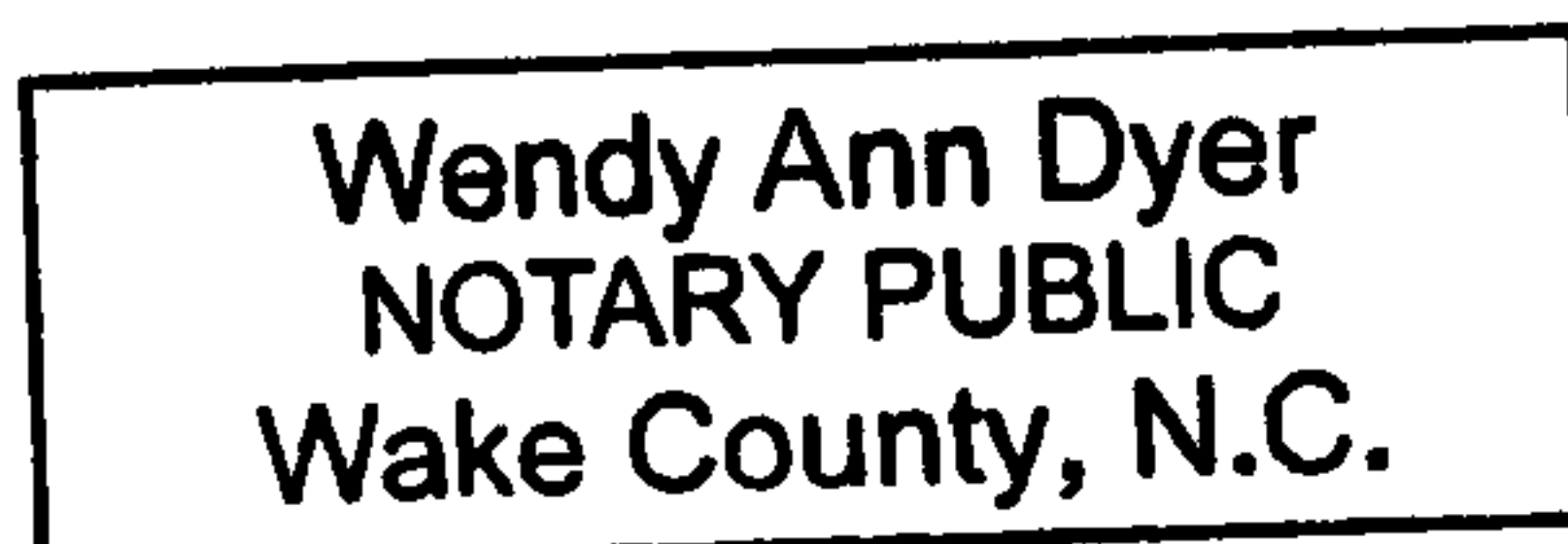
[Affix Notary Stamp or Seal]

STATE OF NORTH CAROLINA
COUNTY OF Hanklin

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Kayla M. Poplin and Caleb M. Poplin
(Print name of signatory in blank)

This the 3rd day of November, 2023.

My Commission Expires: 10-9-2028



Wendy Ann Dyer
Notary Public

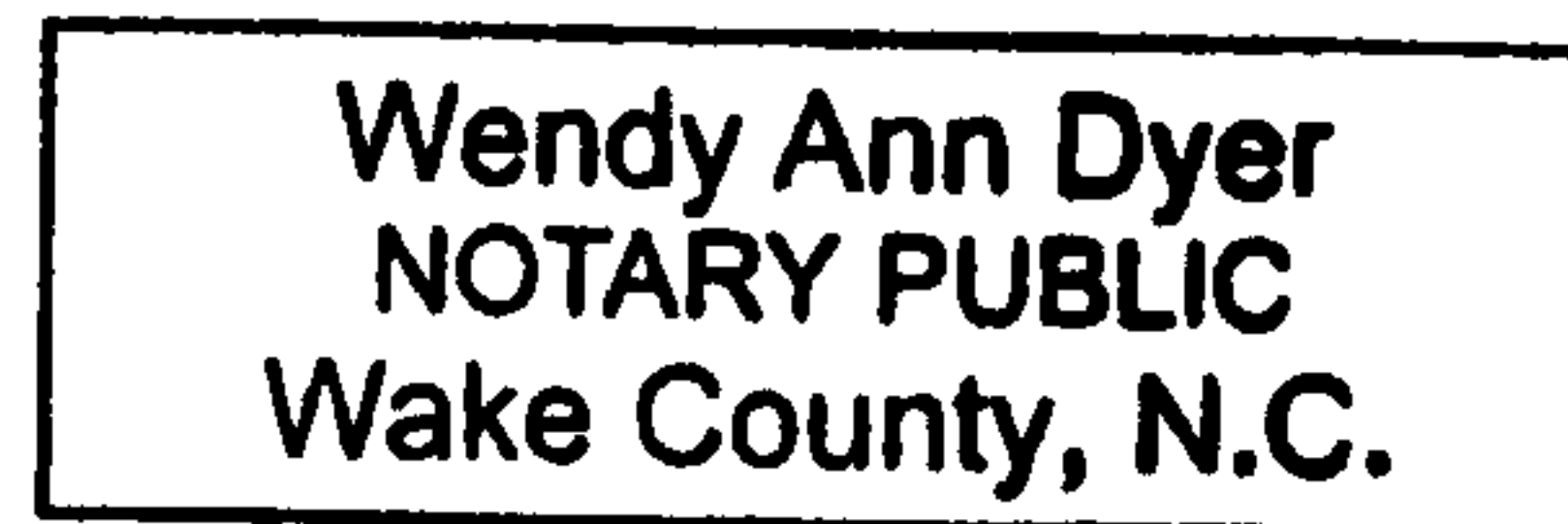
Print Name: Wendy Ann Dyer

[Affix Notary Stamp or Seal]

STATE OF NORTH CAROLINA
COUNTY OF Franklin

I, the undersigned Notary Public of the County and State aforesaid, certify that **Matt Baldwin** personally appeared before me this day and acknowledge that he is the **Managing Member** of **Matt Baldwin Homes, LLC**, North Carolina Limited Liability Company 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 Notarial stamp or seal this 19th day of October, 2023.

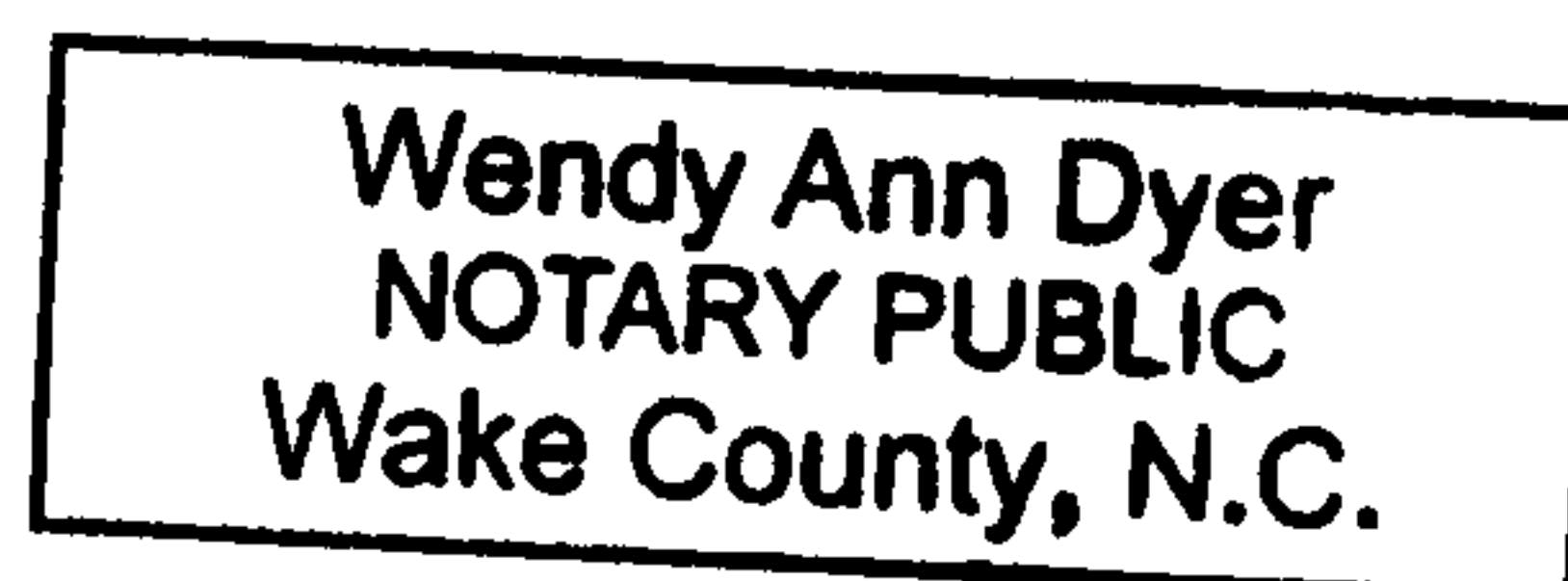


Wendy Ann Dyer
 Notary Public
 Print Name: Wendy Ann Dyer
 My Commission Expires: 10-9-28

STATE OF NORTH CAROLINA
COUNTY OF Franklin

I, the undersigned Notary Public of the County and State aforesaid, certify that **Dustin T. Moore** personally appeared before me this day and acknowledge that he is the **Managing Member** of **ColeBrook Custom Homes, LLC**, North Carolina Limited Liability Company 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 Notarial stamp or seal this 19th day of October, 2023.

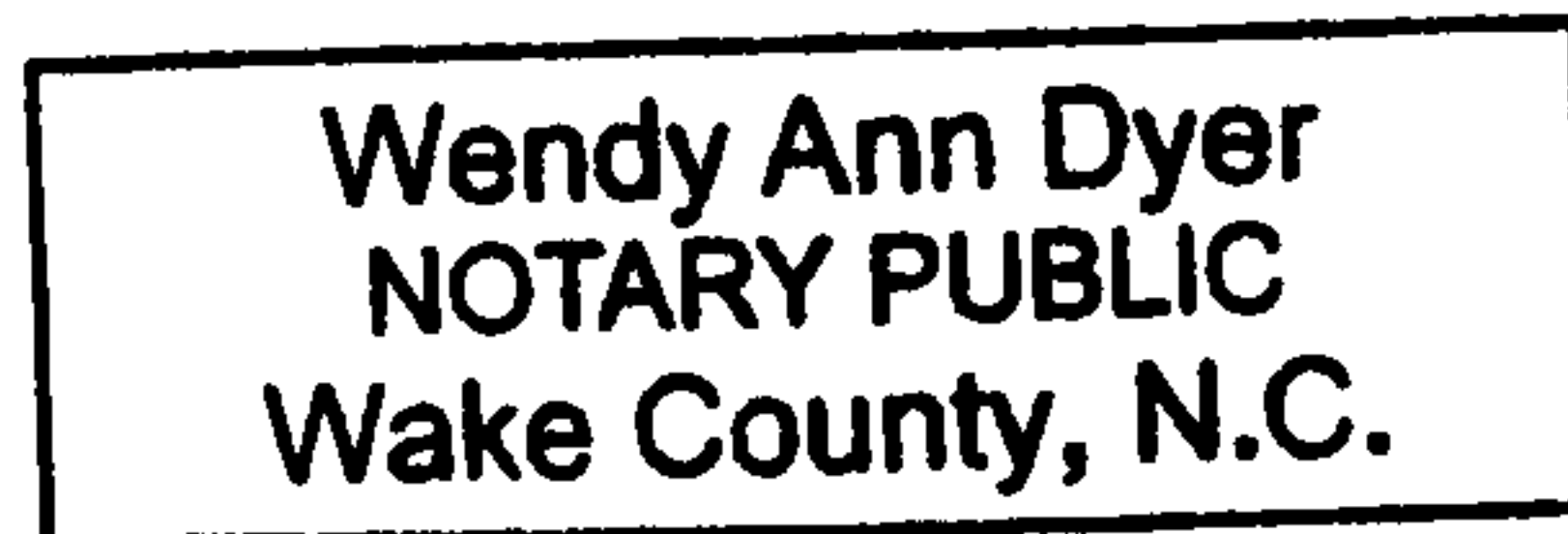


Wendy Ann Dyer
 Notary Public
 Print Name: Wendy Ann Dyer
 My Commission Expires: 10-9-28

STATE OF NORTH CAROLINA
COUNTY OF Franklin

I, the undersigned Notary Public of the County and State aforesaid, certify that **G. Michael Keith** personally appeared before me this day and acknowledge that he is the **Managing Member of Braelynn Homes, LLC**, North Carolina Limited Liability Company 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 Notarial stamp or seal this 14th day of October, 2023.

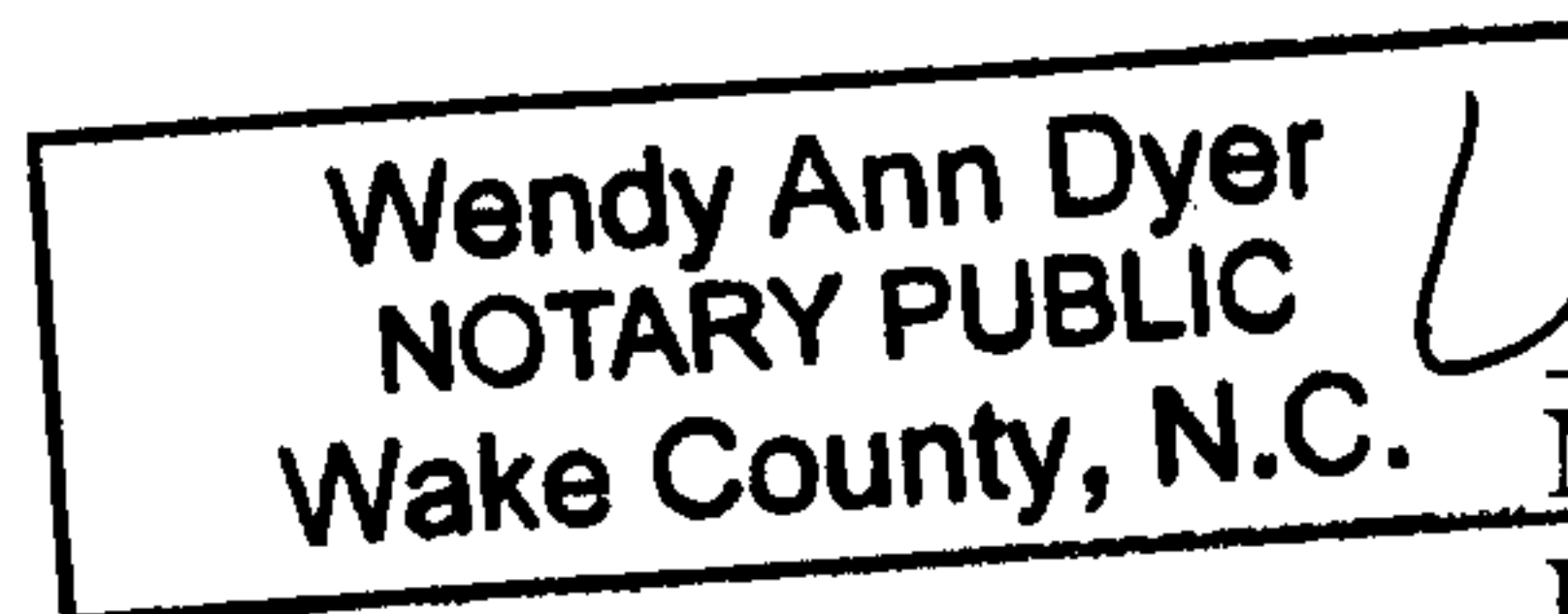


Wendy Ann Dyer
Notary Public
Print Name: Wendy Ann Dyer
My Commission Expires: 10-9-2028

STATE OF NORTH CAROLINA
COUNTY OF Franklin

I, the undersigned Notary Public of the County and State aforesaid, certify that **Brandon Wiggins** personally appeared before me this day and acknowledge that he is the **Owner of Roost Building Company, Inc.**, North Carolina 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 Notarial stamp or seal this 30th day of October, 2023.

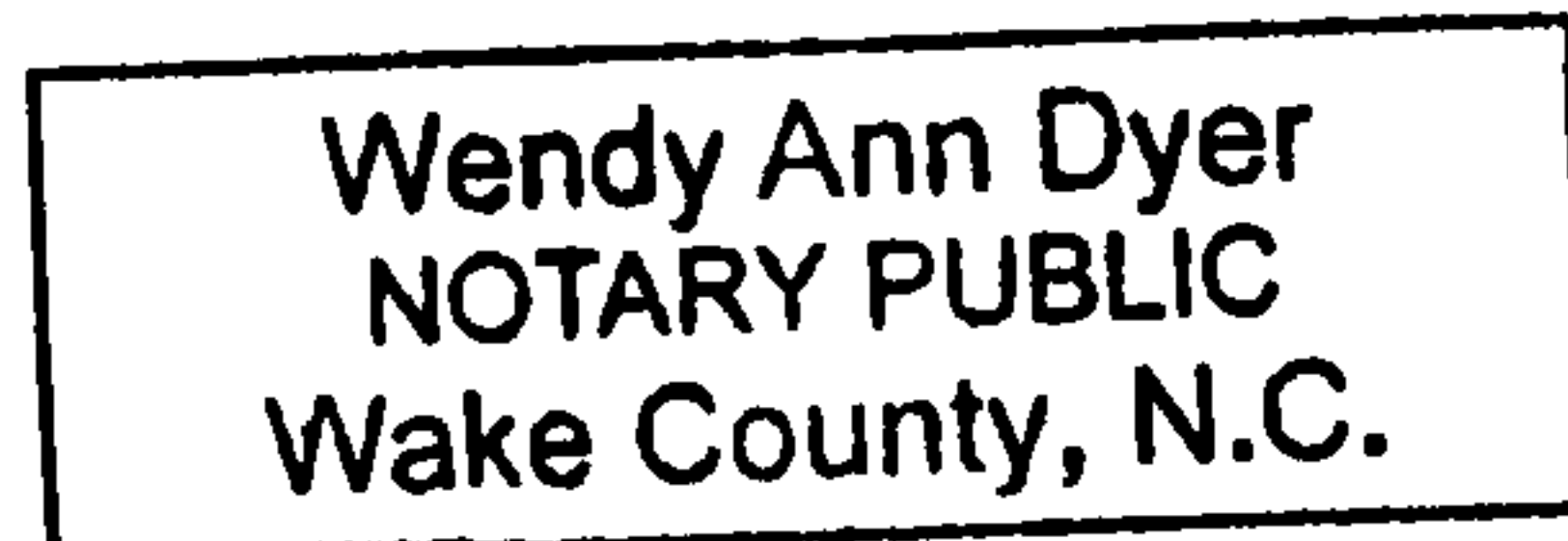


Wendy Ann Dyer
Notary Public
Print Name: Wendy Ann Dyer
My Commission Expires: 10-9-28

STATE OF NORTH CAROLINA
COUNTY OF Franklin

I, the undersigned Notary Public of the County and State aforesaid, certify that **Douglas R. Kelsey**, personally appeared before me this day and acknowledge that he is a **Managing Member** of **Emerson Homes, LLC** a North Carolina Limited Liability Company 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 Notarial stamp or seal this 3rd day of November, 2023.

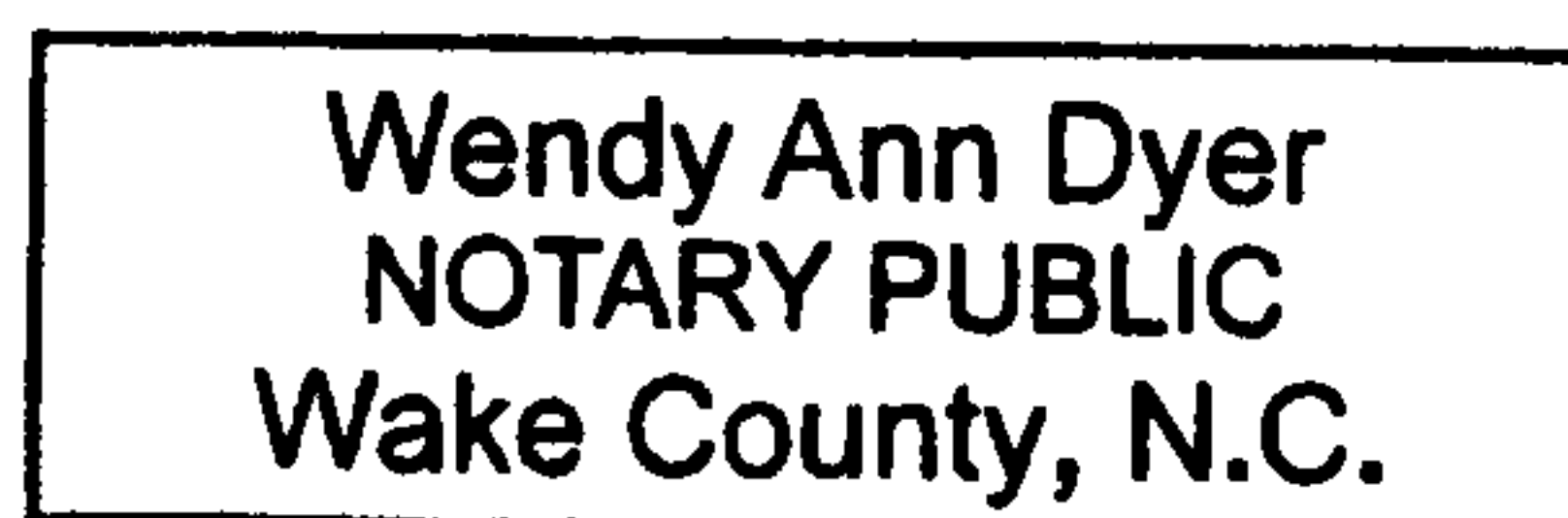


Wendy Ann Dyer
Notary Public
Print Name: Wendy Ann Dyer
My Commission Expires: 10-9-28

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that **Shelley Jo Caldwell Mitchiner**, personally appeared before me this day and acknowledge that she is the President of **Woodland Park Development, Inc., a N.C. 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 Notarial stamp or seal this 25th day of October, 2023.



Wendy Ann Dyer
Notary Public
Print Name: Wendy Ann Dyer
My Commission Expires: 10-9-28

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that **Robert H. Cameron** personally appeared before me this day and acknowledge that he is the **Owner of RHC Custom Construction, Inc.**, North Carolina 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 Notarial stamp or seal this 3rd day of November, 2023.

Wendy Ann Dyer
 NOTARY PUBLIC
 Wake County, N.C.

Wendy Ann Dyer
 Notary Public
 Print Name: Wendy Ann Dyer
 My Commission Expires: 10-9-2028

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that **Julianna O. Wright** personally appeared before me this day and acknowledge that she is a **General Partner of Churchill Associates**, a North Carolina general partnership, 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 Notarial stamp or seal this 25th day of October, 2023.

Wendy Ann Dyer
 NOTARY PUBLIC
 Wake County, N.C.

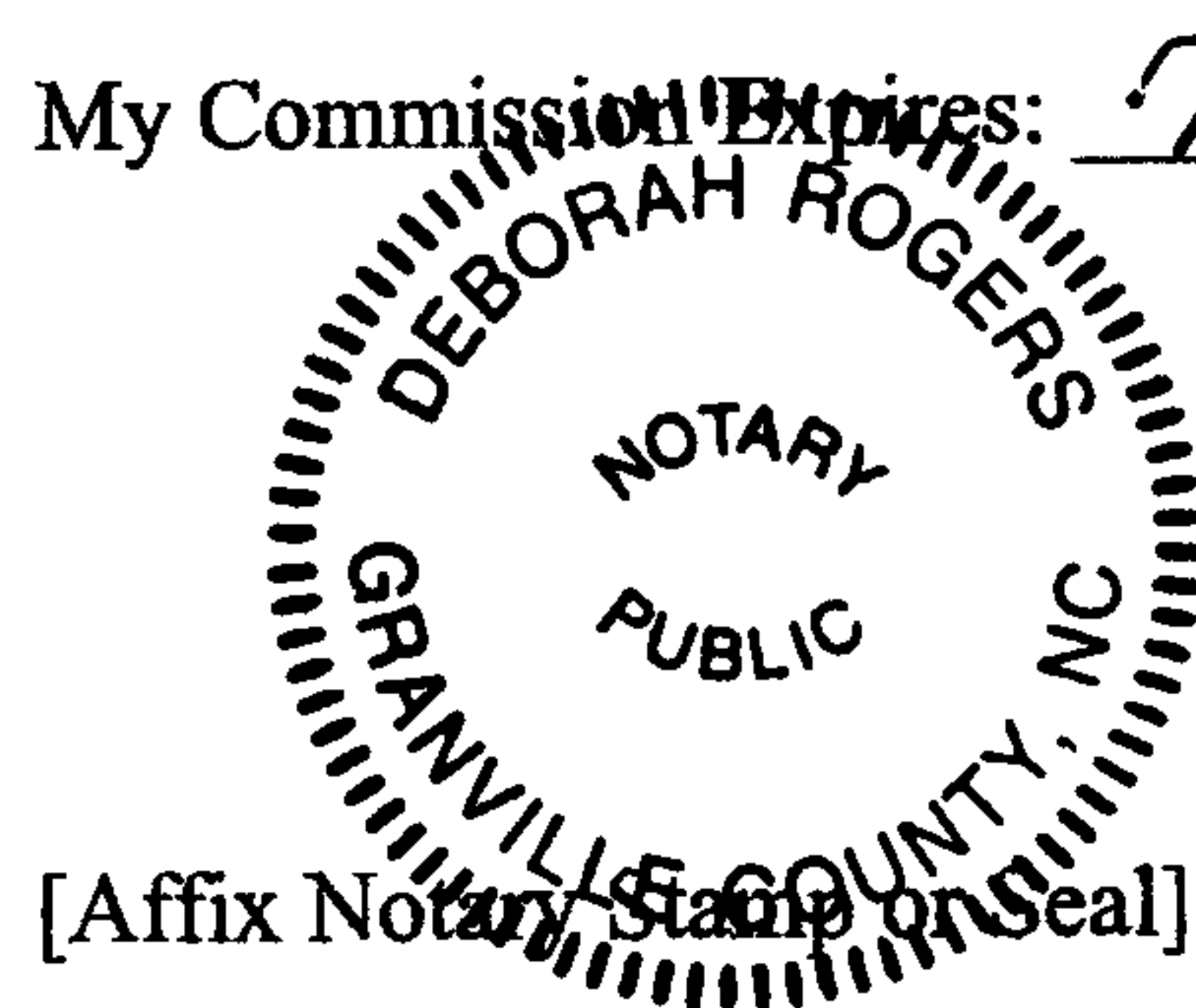
Wendy Ann Dyer
 Notary Public
 Print Name: Wendy Ann Dyer
 My Commission Expires: 10-9-2028

STATE OF NORTH CAROLINA
COUNTY OF Franklin

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Darcey Youngs
(Print name of signatory in blank)

This the 18 day of December, 2023.

My Commission Expires: 7/6/27



[Signature]
Notary Public

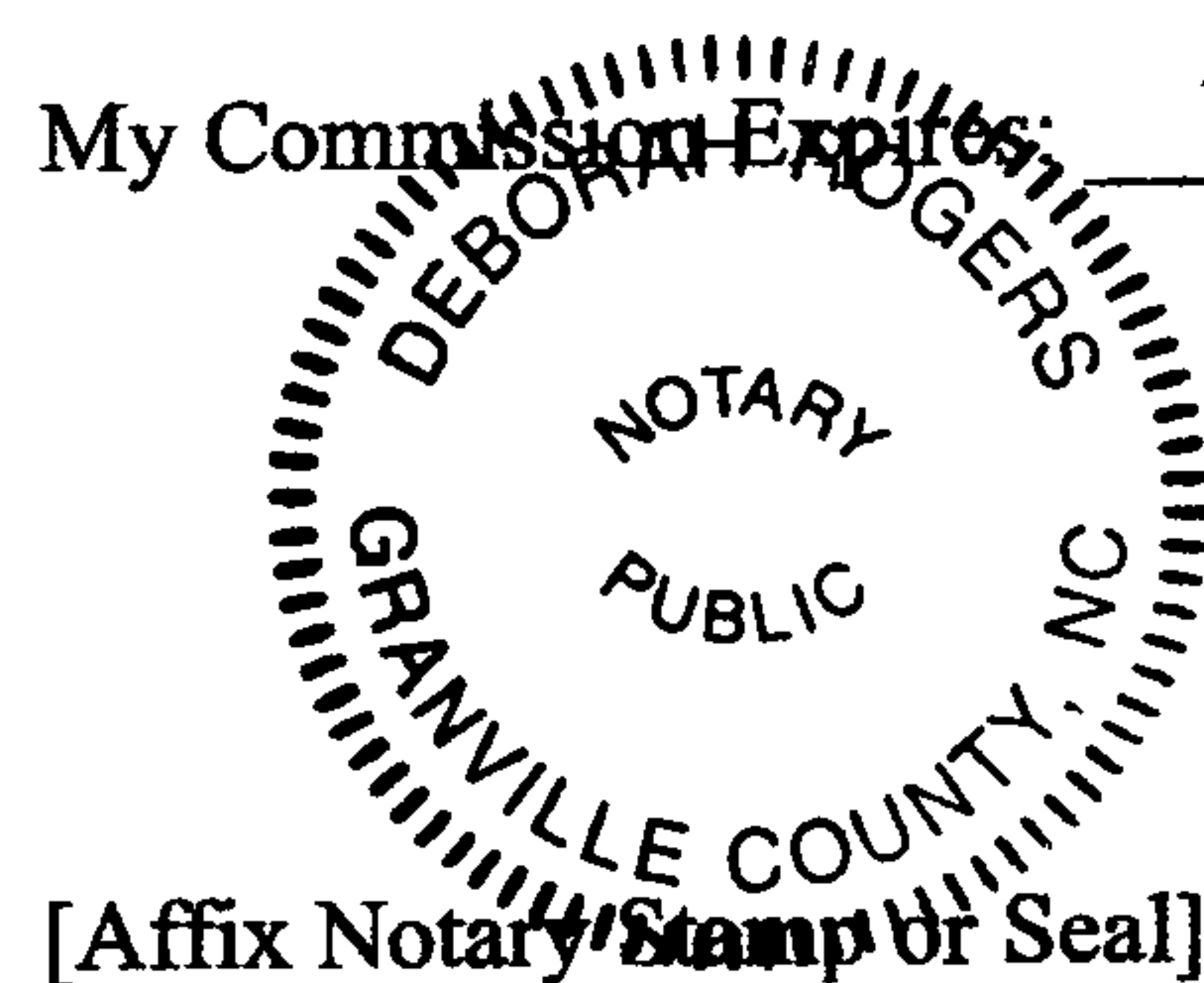
Print Name: Deborah Rogers

STATE OF NORTH CAROLINA
COUNTY OF Franklin

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Lisa M. Hartman
(Print name of signatory in blank)

This the 18 day of December, 2023.

My Commission Expires: 7/6/27



[Signature]
Notary Public

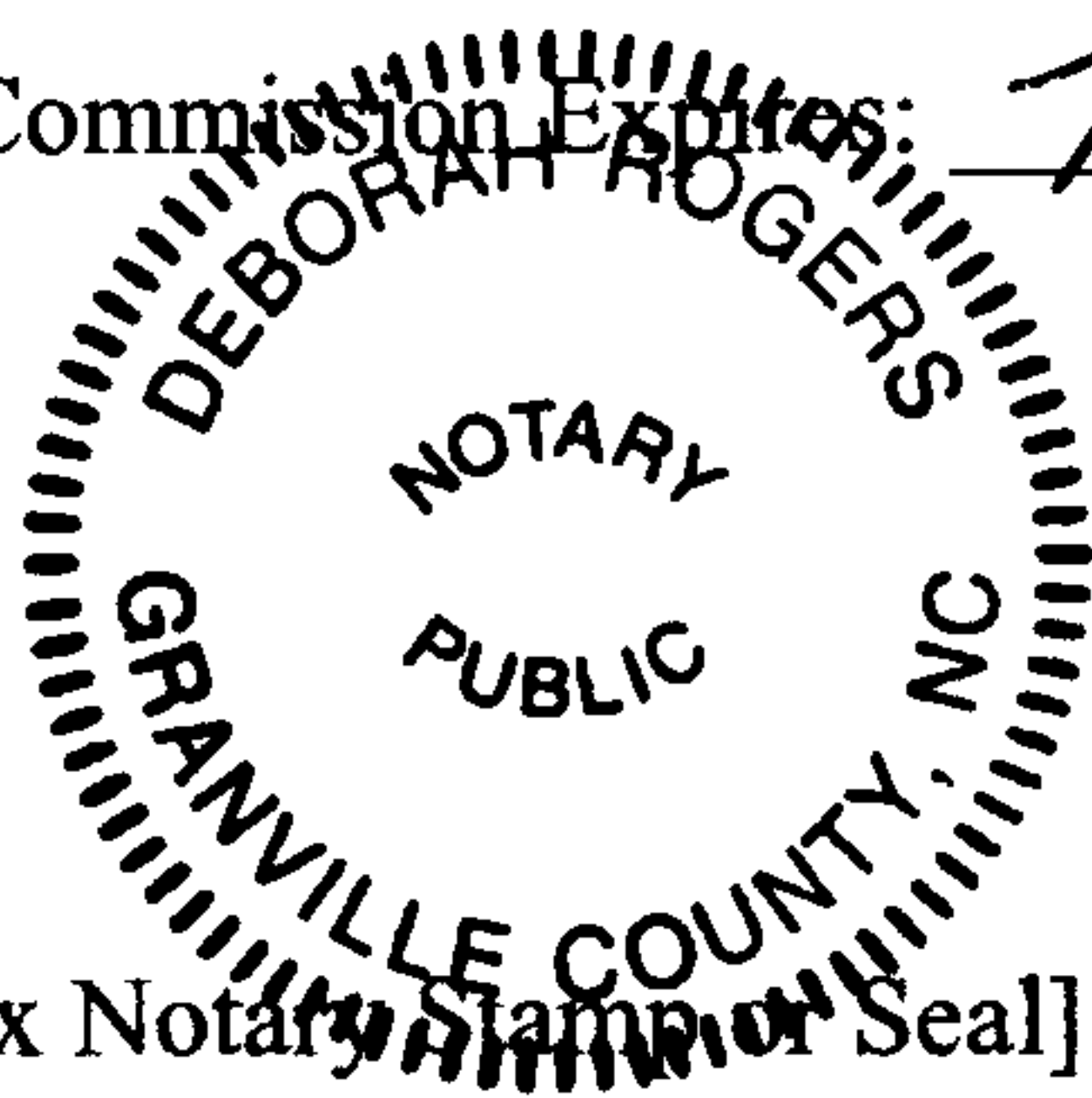
Print Name: Deborah Rogers

STATE OF NORTH CAROLINA
COUNTY OF Franklin

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Eric C. Hartman
(Print name of signatory in blank)

This the 18 day of December, 2023.

My Commission Expires: 7/6/23
DE



[Affix Notary Stamp or Seal]

DR
Notary Public

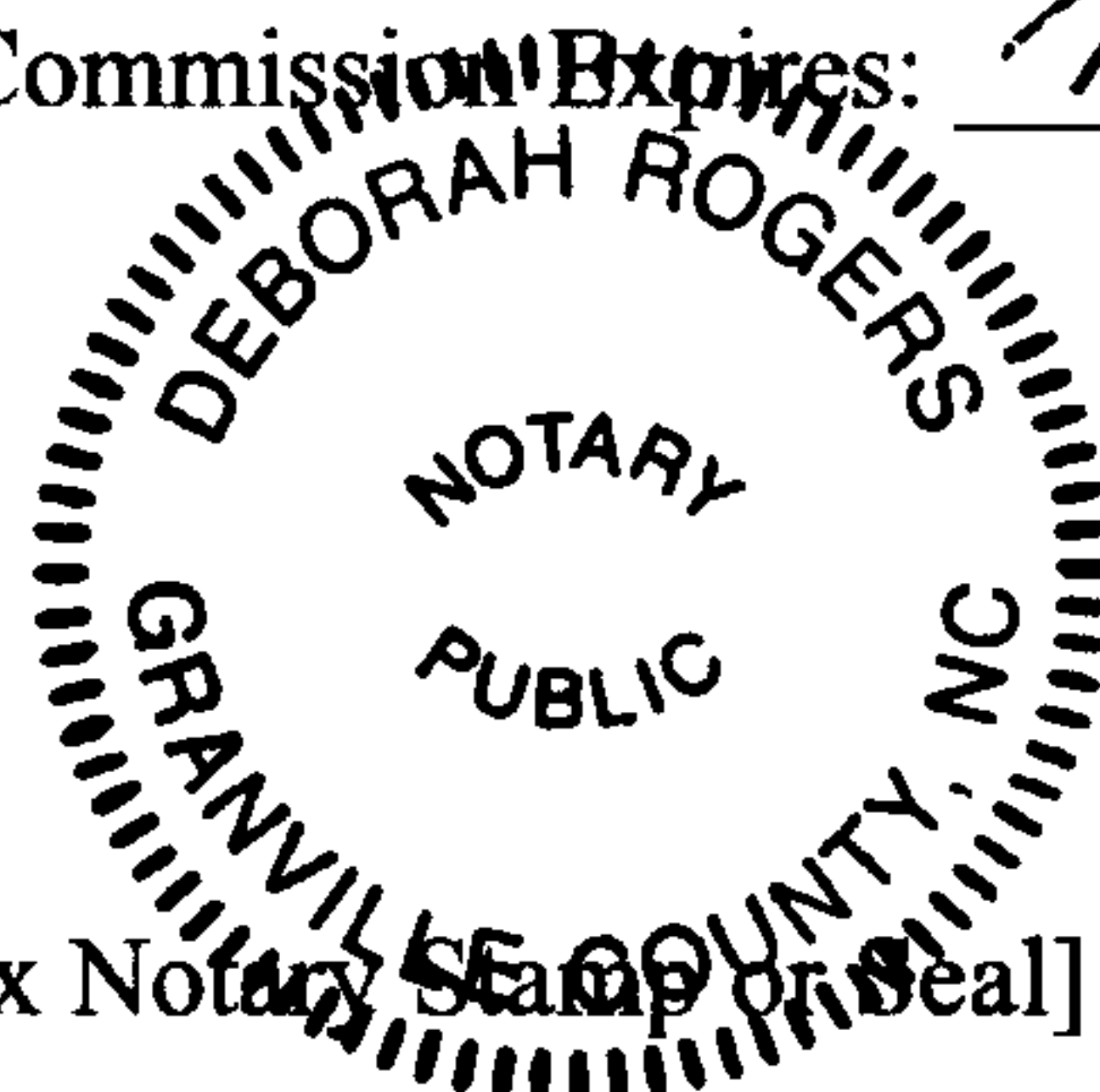
Print Name: Deborah Rogers

STATE OF NORTH CAROLINA
COUNTY OF Franklin

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Joel P. Garcia, Jr.
(Print name of signatory in blank)

This the 27th day of December, 2023.

My Commission Expires: 7/6/23
DE



[Affix Notary Stamp or Seal]

DR
Notary Public

Print Name: Deborah Rogers

Exhibit "A"**TRACT I:**

BEING All of the property shown and more fully described on that certain plat entitled "Final Plat – Woodland Park II Subdivision, Phase One" prepared by Puckett Surveyors, PLLC, Professional Land Surveyors, recorded in Map Book 2021, Pages 88-89, in the Office of the Franklin County Register of Deeds, including but not limited to the Lots, Common Area(s) street rights-of-way, easements, open space and signage, all if any, depicted thereon.

TRACT II:

BEING All of the property shown and more fully described on that certain plat entitled "Final Plat – Woodland Park II Subdivision, Phase Two" prepared by Puckett Surveyors, PLLC, Professional Land Surveyors, recorded in Map Book 2022, Pages 372, in the Office of the Franklin County Register of Deeds, including but not limited to the Lots, Common Area(s) street rights-of-way, easements, open space and signage, all if any, depicted thereon.