

Prepared by and Mail to: Amanda P. Hodierne, Esq., 804 Green Valley Road, Suite 200 Greensboro, North Carolina 27408

FIRST SUPPLEMENTAL DECLARATION TO
DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS OF
MORNINGTON ESTATES HOME OWNERS ASSOCIATION,
INC.

NORTH CAROLINA

WAKE COUNTY

THIS AMENDMENT TO DECLARATION is made this 20th day of December, 2019, by 5908-5909 Rock Service Station Rd, LLC, a North Carolina limited liability company (the "Declarant").

RECITALS:

WHEREAS, Declarant caused the Declaration of Covenants, Conditions and Restrictions of Mornington Estates Home Owners Association, Inc. to be recorded in Book 16673, Page 377, Wake County Registry and rerecorded in Book 16715, Page 2167, Wake County Registry, (the "Declaration") (capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Declaration);

WHEREAS, Article II, Section 2 of the Declaration provides as follows:

"Annexation to Existing Property. Declarant shall have the right, so long as it owns any lot, to add additional property, to the property which is the subject of this Declaration, provided that such additional property is within a one mile radius of the property. Such additional property shall be added by recordation of a Supplemental Declaration identifying such additional property and the consent of the Members and Mortgagees shall not be required."

WHEREAS, Declarant desires to annex as Additional Property the Lots and the Permanent Open Space Conservation of Natural Area(s) as shown on Mornington Estates Subdivision Phase 2, recorded in Book of Map 2019, Page 2203 – 2205 inclusive (the “Additional Property”);

NOW, THEREFORE, Declarant hereby amends the Declaration as follows:

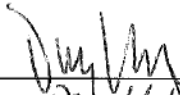
1. Annexation into Mornington Estates, aka Mornington Subdivision. The Declaration is hereby supplemented and amended in order to subject the Additional Property into Mornington Estate, aka Mornington Subdivision, and Declarant hereby declares and agrees that the Additional Property shall be held, sold and conveyed subject to the covenants, conditions, restrictions and easements contained in the Declaration.

2. Miscellaneous. Except as set forth herein, the Declaration remains unmodified and in full force and effect. This Amendment shall be recorded in the Wake County Registry.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Declarant has caused this Amendment to be executed as of the date first set forth above.

5908 – 5909 Rock Service Station Rd, LLC
a North Carolina limited liability company

By: 
Name: Donald Denihan
Title: member

STATE OF ~~NORTH CAROLINA~~ NEW YORK
COUNTY OF NEW YORK

I, a Notary Public for the County and State aforesaid, do hereby certify that
Donald Denihan personally appeared before me and executed the foregoing
instrument in the capacity indicated.

This 20 day of December, 2019


Notary Public

My Commission Expires: 2/4/2023

BRENDA LAVERDE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LA6386807
Qualified in New York County
My Commission Expires 02-04-2023