

PREPARED BY & RETURN TO: Jeffrey J. Goebel, Jordan Price Wall Gray Jones & Carlton
PO Box 10669, Raleigh, NC 27605

STATE OF NORTH CAROLINA

RESTRICTIVE COVENANT

COUNTY OF WAKE

THIS RESTRICTIVE COVENANT is made this ____ day of November, 2019 by ZL Builders, LLC (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, Declarant by instrument recorded August 15, 2018 in Book 17214, Page 995, Wake County Registry subjected certain real property to that Declaration of Covenants, Conditions and Restrictions for Urban Luxe Cary ("Declaration"); and

WHEREAS, included within the Urban Luxe jurisdiction is or may be areas designated as Common Area;

WHEREAS, as a condition to further development, Declarant is required to restrict development within the any Common Areas to no less than six (6) feet from the property line of any Lot.

NOW, THEREFORE, Declarant declares that the real property under the jurisdiction of the Declaration shall be subject to the following:

In the event that the Architectural Control Committee approves the construction of a structure on Lot 1, 2 and/or 3 ("Lot") of NW Manor Townhomes as shown on plat thereof recoded in Book of Maps 2018, Page 2480, Wake County Registry, the Association covenants that it will not thereafter construct or erect any structure on the Common Area less than (6) feet of the property line or any shorter distance as may be approved by the Town of Cary based on the building code then in force.

This Restrictive Covenant shall run with the land and shall benefit and bind all subsequent owners.

IN TESTIMONY WHEREOF, Declarant has caused this instrument to be executed in its corporate name as of the day and year first above written.

ZL BUILDERS, LLC

BY: Zarina K. Syed
Zarina K. Syed
ITS: Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF ~~WAKE~~ Durham

I, Bobbie C. Baldwin, a Notary Public for the county and state aforesaid, certify that Zarina K. Syed personally appeared before me this day and acknowledged that she is Member/Manager of ZL Builders, LLC, and that she, having the authority to do so, executed the foregoing instrument for the purpose and in the capacity stated herein. Witness my hand and official stamp or seal this 3rd day of December, 2019.

Bobbie C. Baldwin
Notary Public

My Commission Expires: January 20, 2021

