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REGISTER OF DEEDS
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DECLARATION OF PROTECTIVE COVENANTS AND EASEMENT
FOR
CROSSTOWNE SUBDIVISION

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<u>Exhibit</u>	<u>Name</u>
"A"	Definitions
"B"	Property Submitted
"C"	Additional Property which can be Unilaterally Submitted by Declarant
"D"	Bylaws of Crosstowne Neighborhood Association, Inc.

**DECLARATION OF PROTECTIVE COVENANTS AND EASEMENTS
FOR
CROSSTOWNE SUBDIVISION**

THIS DECLARATION is made on the date hereinafter set forth by Locoland, LLC, a North Carolina limited liability company (hereinafter sometimes called "Declarant").

Background Statement

Declarant is the owner, or if not the owner, has the written consent of the owner, of the real property described in Article II, Section I of this Declaration.

Declarant desires to subject the real property described in Article II, Section I hereof to the provisions of this Declaration to create a residential Community of residential housing and to provide for the subjecting of other real property to the provisions of this Declaration.

NOW, THEREFORE, Declarant hereby declares that the real property described in Article II, Section I of this Declaration, including the improvements constructed or to be constructed thereon, is hereby subjected to the provisions of this Declaration and shall be held, sold, transferred, conveyed, used, occupied and mortgaged or otherwise encumbered subject to the covenants, conditions, restrictions, easements, assessments and liens hereinafter set forth, which are for the purpose of protecting the value and desirability of, and which shall run with the title to, the real property hereby or hereafter made subject hereto, shall be binding on all persons having any right, title, or interest in all or any portion of the real property now or hereafter made subject hereto, their respective heirs, legal representatives, successors, successors-in-title and assigns, and shall inure to the benefit of each and every owner of all or any portion thereof.

**ARTICLE I
Definitions**

Unless the context shall prohibit, certain words used in this Declaration shall be defined as set forth in Exhibit "A" attached hereto and by reference made a part hereof. NOTWITHSTANDING THE ABOVE, TO THE EXTENT THAT ANY OF THE PROVISIONS OF THIS SECTION OR OF THIS DECLARATION IN GENERAL CONFLICT WITH THE PROVISIONS OF ARTICLE XIV, THE PROVISIONS OF ARTICLE XIV SHAL GOVERN AND CONTROL.

**ARTICLE II
Property Subject to this Declaration**

Section1. Property Hereby Subjected to this Declaration. The real property described in Exhibit "B" attached hereto and by reference made a part hereof is, by the recording of this Declaration, subject to the covenants and restrictions hereafter set forth and, by virtue of the recording of this Declaration, shall be held, transferred, sold, conveyed, used, occupied and mortgaged or otherwise encumbered subject to this Declaration.

Section 2. Other Property. Only the real property described in Section 1 of this Article II is hereby made subject to this Declaration; provided, however, by one or more Supplementary Declarations, Declarant and the Association have the right, but not the obligation, to subject other real property to this Declaration, as hereinafter provided.

Section 3. Additional Covenants, Restrictions and Easements. The Declarant may unilaterally subject any portion of the property submitted to this Declaration initially or by Supplementary Declaration to additional covenants, restrictions and easements and/or modify the applicability of the covenants, restrictions and easements contained in this Declaration as to such property. Such additional covenants, conditions, restrictions and easements may be set forth in a Supplementary Declaration or a separate declaration of protective covenants, declaration of condominium or other document filed either concurrently with or after the annexation of the subject property. Any such document filed by the Declarant may supplement, create exceptions to, or otherwise modify the terms of this Declaration as it applies to the subject property in order to reflect the different character and intended use of such property. No Person shall record any declaration of covenants, conditions and restrictions, declaration of condominium, easements or similar instrument against property within the Community without Declarant's review and written consent. Any attempted recordation without such consent shall result in such instrument being void and of no force and effect unless subsequently approved by written consent signed by the Declarant and recorded in the land records of the county or counties where the Community is located. No such instrument recorded by any Person, other than the Declarant pursuant to this section, may conflict with the Declaration, Bylaws or Articles. Any instrument that purports to amend Article XIV of this Declaration or attempts to alter rights granted to the City of Raleigh shall be ineffective without the prior written consent of the Raleigh City Attorney or his/her deputy.

Article III
Association Membership and Voting Rights

Section 1. Membership. Every Person who is the record owner of a fee or undivided fee interest in any Lot that is subject to this Declaration shall be deemed to have a membership in the Association. The foregoing is not intended to include Persons who hold an interest merely as security for the performance of an obligation, and the giving of a security interest shall not terminate the Owner's membership. No Owner, whether one or more persons, shall have more than one membership per Lot. In the event of multiple Owners of a Lot, votes and rights of use and enjoyment shall be as provided in this Declaration and in the Bylaws. Membership shall be appurtenant to and may not be separated from ownership of any Lot. The rights and privileges of membership, including the right to vote and to hold office, may be exercised by a member or the member's spouse, but in no event shall more than one vote be cast for each Lot owned.

Section 2. Voting. Members shall be entitled to one vote for each Lot owned. When more than one Person holds an ownership interest in any Lot, the vote for such Lot shall be exercised as those Owners themselves determine and advise the Secretary of the Association prior to any meeting. In the absence of such advice, the Lot's vote shall be suspended in the event more than one Person seeks to exercise it.

Article IV
Assessments

Section 1. Purpose of Assessments. The assessments provided for herein shall be used for the general purposes of promoting the recreation, health, welfare, common benefit and enjoyment of the Owners and Occupants of Lots, including the maintenance of real and personal property, all as may be more specifically authorized from time to time by the Board of Directors.

Section 2. Creation of the Lien and Personal Obligation for Assessments. Each Owner of any Lot, by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, covenants and agrees to pay to the Association: (a) annual assessments or charges; (b) Neighborhood assessments, if any; (c) special assessments, such assessments to be established and collected as hereinafter provided; and (d) specific assessments against any particular Lot which are established pursuant to the terms of this Declaration, including, but not limited to, reasonable fines as may be imposed in accordance with the terms of this Declaration. Each such assessment, together with late charges, interest, costs, reasonable attorney's fees actually incurred and any Administrative Fee (as defined below) shall be the personal obligation of the Person who was the Owner of such Lot at the time the assessment fell due. Each Owner shall be personally liable for his or her portion of each assessment coming due while he or she is the Owner of a Lot, and his or her grantee shall be jointly and severally liable for such portion thereof as may be due and payable at the time of conveyance; provided, however, the liability of a grantee for the unpaid assessments of its grantor shall not apply to any first Mortgagee taking title through foreclosure proceedings or deed in lieu of foreclosure.

The Association shall within ten (10) days after receiving a written request therefore, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot shall be binding upon the Association as of the date of issuance.

Assessments shall be paid at a uniform rate per Lot in such manner and on such dates as may be fixed by the Board of Directors, which may include, without limitation, acceleration upon ten (10) days' written notice, of assessments for delinquents; provided however, (a) notwithstanding any provision in this Declaration to the contrary, assessments to pay a judgment against the Association may be made only against the Lots in the Community at the time the judgment was entered; and (b) if any common expense is caused by the negligence or misconduct of any Lot Owner or Occupant, the Association may assess the expenses exclusively against that Lot Owner or Occupant's Lot. Unless otherwise provided by the Board, assessments shall be paid in annual installments. The Board may charge each Owner a service, collection, consulting or administration fee (an "Administration Fee") in an amount to be determined by the Board in connection with the assessment and collection of the assessments provided for in this Declaration.

The monthly costs of operating the Association may fluctuate dramatically during each budget year. Therefore, the Board is not required to prorate the assessment obligation of any Owner who has not lived in the Community for a full year. For example, if the bulk of the costs of operating the Association are likely to be incurred in the summer months, any Owner moving

into the Community after the beginning of the budget year but prior to the summer months may be required to pay full assessments.

Section 3. Computation. It shall be the duty of the Board to prepare a budget covering the estimated costs of operating the Association during the coming year, which may include a capital contribution or reserve in accordance with a capital budget separately prepared. The Board shall cause the budget and the assessment to be levied against each Lot for the year (or portion thereof in the case of the initial budget) and a notice of the meeting to consider ratification of the budget (which notice shall include a statement that the budget may be ratified without a quorum being present) to be provided to each member no more than thirty (30) days after the adoption of the budget. The date of the meeting of the members to consider ratification of the budget shall be not less than ten (10) days nor more than sixty (60) days after mailing of the budget and notice. There shall be no requirement that a quorum be present at the meeting. The meeting shall be held at least thirty (30) days prior to the due date for payment of the assessment (or the first installation thereof). The budget is ratified and the assessment shall become effective unless disapproved at a meeting by at least seventy-five (75%) percent of the Total Association Vote. Notwithstanding the foregoing, however, in the event the membership disapproves the proposed budget or the Board fails for any reason so to determine the budget for the succeeding year, the budget last ratified shall be continued until a new budget is ratified. Any surplus funds of the Association remaining after a payment of or provision for the operating expenses of the Association, the funding of a reasonable operating expense surplus, and any prepayment of reserves may or may not be refunded or credited to the Owners in the discretion of the Board, but may be Association funds for use in covering operating and other expenses (including reserves) incurred by the Association pursuant to the terms of this Declaration and the Bylaws.

Section 4. Special Assessments. In addition to the other assessments authorized herein, the Association may levy special assessments. So long as the total amount of special assessments allocable to each Lot does not exceed One Thousand Dollars (\$1000.00) in any one fiscal year, the Board may impose the special assessment. Except as provided in Article VIII, Section 2 hereof, any special assessment which would cause the amount of special assessments allocable to any Lot to exceed this limitation shall be effective only if approved by a Majority of the Total Association Vote. Special assessments shall be paid as determined by the Board, and the Board may permit special assessments to be paid in installments extending beyond the fiscal year in which the special assessment is imposed.

Section 5. Omitted.

Section 6. Lien for Assessment. All sums assessed against any Lot pursuant to this Declaration, together with late charges, interest on the principal amount due at a rate not to exceed the lesser of the maximum rate permitted by law or eighteen percent (18%) per annum, costs, reasonable attorney's fees actually incurred and any Administrative Fee, as provided herein, when remaining unpaid for thirty (30) days or longer, shall be secured by a lien on such Lot in favor of the Association when the

Association files a claim of lien in the Office of the Register of Deeds of the county where the Lot is located in the manner provided by law. Such lien shall be superior to all other liens and encumbrances on such Lot, except for (i) liens and encumbrances recorded before the docketing of the claim of lien and (ii) liens for real estate taxes and other governmental assessments and charges against the Lot. This Section does not affect the priority of mechanics' or materialmens' liens.

All other Persons acquiring liens or encumbrances on any Lot after this Declaration shall have been recorded in such records shall be deemed to consent that such liens or encumbrances shall be inferior to future liens for assessments, as provided herein, whether or not prior consent is specifically set forth in the instruments creating such liens or encumbrances.

Section 7. Effect of Nonpayment of Assessments: Remedies of the Association. Any sums (including assessments or installments thereof) assessed against any Lot pursuant to this Declaration which are not paid when due shall be delinquent. Any such sums delinquent for a period of more than ten (10) days shall incur a late charge in such amount as the Board may from time to time determine (not to exceed the greater of twenty dollars (\$20.00) per month or ten percent (10%) of any installment unpaid). The Association shall cause a notice of delinquency to be given to any member who has not paid within ten (10) days following the due date (the "Delinquency Notice"). The Delinquency Notice shall state (i) the outstanding balance due as of the date of the Delinquency Notice; (ii) that the member has fifteen (15) days from the mailing of the Delinquency Notices (the "Grace Period") to pay the outstanding balance without being required to pay attorneys' fees and court costs; (iii) the name of and contact information for a representative of the Association whom the member can contact to discuss a payment schedule for the outstanding balance; provided however, the Association shall not be required to permit payment of the outstanding balance in installments; and (iv) that if the outstanding balance is not paid within the Grace Period, the Association intends to seek payment of attorneys' fees and court costs. The Delinquency Notice must be sent by first class mail to the Lot of such member and, if different, to the mailing address of the member in the Association's records. If any such sums are not paid within thirty (30) days after the due date, the Board may accelerate and declare immediately due all such sums (including annual assessments or installments thereof) without any further notice being given to the delinquent Owner, and a claim of lien, as herein provided, may be filed in the Office of the Register of Deeds of the county in which the Lot is located in the manner provided by law. Such lien shall include the late charge, interest on the principal amount due at a rate not to exceed the lesser of the maximum rate permitted by law or eighteen percent (18%) per annum, all late charges from the date first due and payable, any Administrative Fee, all costs of collection, and, if the Owner has been provided with a Delinquency Notice and failed to pay the outstanding balance set forth therein within fifteen (15) days from the mailing of the Delinquency notice, court costs, reasonable attorney's fees actually incurred, and any other amounts provided or permitted by law. The collection of unpaid assessments and enforcement of the lien shall be deemed uncontested as long as the member does not dispute, contest or raise any objection, defense, offset or counterclaim as to the amount or validity of the unpaid assessments and lien asserted or the Association's right to collect the debt and enforce the lien.

If any sum assessed against any Lot pursuant to this Declaration remains unpaid after sixty (60) days from the due date, the Association may, as the Board shall determine, institute suit to collect such amounts and/or to foreclose its lien. The Association may foreclose the claim of lien in like manner as a mortgage on real estate under power of sale under Article 2A of Chapter 45 of the North Carolina General Statutes; provided however, (i) the Association may not foreclose the lien under Article 2A of Chapter 45 of the North Carolina General Statutes if the debt securing the lien consists solely of fines imposed by the Association, interest on unpaid fines, or attorneys fees incurred by the Association solely associated with fines imposed by the Association (such lien may be enforced by judicial foreclosure as provided in Article 29A of Chapter 1 of the North Carolina General Statutes); and (ii) any lien securing debt consisting solely of Administrative Fees may only be enforced by judicial foreclosure as provided in Article 29A of Chapter 1 of the North Carolina General Statutes. Each Owner, by acceptance of a deed or as a party to any other type of a conveyance, vests in the Association or its agents, to the extent permitted by this Declaration and applicable law, the right and power to bring all actions against him or her, personally, for the collection of such charges as a debt or to foreclose the aforesaid lien in the same manner as a mortgage on real estate under power of sale under Article 2A of Chapter 45 of the North Carolina General Statutes; or in any other manner permitted by applicable law. The lien provided for in this Article shall be in favor of the Association and shall be for the benefit of all other Owners. The Association, acting on behalf of the Owners, shall have the power to bid on the Lot at any foreclosure sale or to acquire, hold, lease, mortgage or convey the same.

If any sum assessed against any Lot pursuant to this Declaration is delinquent for sixty (60) days or more, in addition to all other rights provided in this Declaration, the Association shall have the right, upon ten (10) days written notice and upon providing the Owner with the opportunity to be heard and to present evidence, to suspend any utility services the costs of which are a Common Expense of the Association, including, but not limited to, water, electricity, heat, air conditioning, gas and cable television to that Lot, until such time as the delinquent amounts and all costs permitted pursuant to this paragraph are paid in full. Any costs incurred by the Association in discontinuing and/or reconnecting any utility service, including reasonable attorney's fees, shall be an assessment against the Lot and shall be collected as provided herein for the collection of assessments. The notice requirement of this paragraph shall be deemed complied with if the notice is sent by certified mail to the Lot address and to any other address the Owner of the Lot has provided in writing to the Association.

No Owner may waive or otherwise exempt himself from liability for the assessments provided for herein, including, by way of illustration, but not limitation, abandonment of the Lot. No diminution or abatement of any assessment shall be claimed or allowed by reason of any alleged failure of the Association to take some action or perform some function required to be taken or performed by the Association under this Declaration or the Bylaws, or for inconvenience or discomfort arising from the making of repairs or improvements which are the responsibility of the Association, or from any action taken by the Association to comply with any law, ordinance, order or directive of any municipal or other governmental authority, the obligation to pay assessments being a separate and independent covenant on the part of each Owner.

All payments shall be applied first to costs and attorney's fees, including, without limitation, any Administrative Fee, then to late charges, then interest and then to delinquent assessments.

Section 8. Date of Commencement of Assessments/Assessment Obligation of Declarant.

(a) The assessment provided for herein shall commence as to all Lots subject to assessment hereunder as of the first day of the calendar year in which the first Lot is conveyed by the Declarant to a person other than Declarant, or such later date as Declarant or the Board of Directors may elect. All assessments shall be due and payable in a manner and on a schedule as the Board of Directors may provide. All assessments shall be rounded up to the nearest dollar and payable as such.

(b) After the commencement of assessment payments as to any Lot, Declarant, Approved Builder and their respective affiliates, on behalf of themselves and their respective successors and assigns, covenant and agree to pay the full amount of the assessments provided herein for each Lot owned by Declarant or Approved Builder or their respective affiliates; provided, however, to the extent permitted by applicable law, each Lot owned by Declarant, Approved Builder or their respective affiliates which does not contain an occupied residence or which is not occupied for residential purposes (e.g., a model home) shall not be subject to any assessment provided for herein.

Section 9. Specific Assessments. The Board shall have the power to specifically assess pursuant to this Section as, in its discretion, it shall deem appropriate. Failure of the Board to exercise its authority under this Section shall not be grounds for any action against the Association or the Board of Directors and shall not constitute a waiver of the Board's right to exercise its authority under this Section in the future with respect to any expenses, including an expense for which the Board has not previously exercised its authority under this Section. Fines levied pursuant to Article XIII, Section 1 of this Declaration and the costs of maintenance performed by the Association that the Owner is responsible for under Article V, Section 2 of this Declaration shall be specific assessments. The Board may also specifically assess Lots for the following Association expenses:

(a) Expenses of the Association which benefit less than all of the Lots may be specifically assessed equitably among all of the Lots which are benefited according to the benefit received.

(b) Expenses of the Association which benefit all Lots, but which do not provide an equal benefit to all Lots, may be assessed equitably among all Lots according to the benefit received.

This Section specifically contemplates, without limitation, that the Association may incur expenses (including, without limitation, expenses for extraordinary items, matters and occurrences and expenses not anticipated and/or not budgeted for in advance) for certain maintenance, insurance and repair (in accordance with this Declaration) related to single-family

attached or detached townhouses within the Community, if any, which expense benefit the Lots containing such type of housing only. Such expenses shall be included in the budget prepared as described in Article IV, Section 3, and the Lot primarily benefited by such expenses shall be subject to specific assessment imposed by the Board pursuant to this Section to cover such expenses. Without limiting the generality of the foregoing, the cost of maintaining water or sewer pipes which serve more than one, but less than all of the Lots may be assessed against the Lots served as a specific assessment.

Section 10. Budget Deficits during Declarant Control. For so long as the Declarant has the authority to appoint the directors and officers of the Association, Declarant may (a) advance funds to the Association sufficient to satisfy the deficit, if any, between the actual operating expenses of the Association (but specifically not including an allocation for capital reserves) and the sum of the annual, special and specific assessments collected by the Association in any fiscal year, and such advances shall be evidenced by promissory notes from the Association in favor of the Declarant, or (b) cause the Association to borrow such amount from a commercial lending institution at the then-prevailing rates for such a loan in the local area of the Community. The Declarant in its sole discretion may guarantee repayment of such loan, if required by the lending institution, but no Mortgage secured by the Common Property or any of the improvements maintained by the Association shall be given in connection with such loan.

Section 11. Capitalization of Association. Upon acquisition of record title to a Lot by the first Owner thereof other than Declarant or Approved Builder or their affiliates, a contribution shall be made by or on behalf of the purchaser to the working capital of the Association in an amount up to 100% of the then current annual assessment per Lot for that year, with the exact amount to be determined from time to time by the Board. This contribution shall be in addition to, not in lieu of, any other assessments levied on the Lot and shall not in any way be construed as part of or identical to any such assessments or as an advance payment of any such assessments. This contribution shall be collected at the closing of the Lot and disbursed to the Association for use in covering operating and other expenses (which may include reserves) incurred by the Association pursuant to the terms of this Declaration and the Bylaws.

Article V **Maintenance**

Section 1. Association's Responsibility. The Association shall maintain and keep in good repair the Common Property. This maintenance shall include, without limitation, maintenance, repair and replacement, subject to any insurance then in effect, of all landscaping, lighting, fencing, paving, and other improvements situated on the Common Property. The Association shall also maintain (i) all greenways trails in the Community, if any; (ii) all parking areas or common driveways which serve more than one Lot; (iii) all entry features for the Community, including entry area landscaping and any irrigation systems and the expenses for water and electricity, if any, provided to all such entry features regardless of whether such entry features are on

a Lot, Common Property or a public right-of-way, (iv) all private Community streets and alleys, including street signs, if any, originally installed by Declarant or its affiliates, (v) all drainage detention and retention areas which were originally maintained by Declarant or its affiliates, to the extent such areas are not maintained on an ongoing basis by a governmental entity; provided however, except as set forth in any Neighborhood Declaration, each Owner of any particular Lot, and not the Association, shall be responsible for maintenance of all stormwater drainage facilities located on and used exclusively in connection with such Lot or the improvements thereon, including, for example, guttering, and pipes and drains for transportation of stormwater from such Lot into any storm water detention/retention ponds and stormwater drainage facilities for the Community, (vi) all water and sewer pipes or facilities which serve more than one (1) Lot, whether located within or without the Lot's boundaries, to the extent that such pipes and facilities are not maintained by public, private or municipal utility companies, (vii) all Community recreational amenities, (viii) all Buffer Areas (as defined below) in the Community regardless of whether such Tree Protection and Buffer Areas are on a Lot or Common Property, (ix) all street lighting in the Community to the extent not maintained by a governmental entity and (x) all Community recreational facilities, including any Community swimming pool(s) and clubhouse(s). The Association shall also maintain all property outside of Lots located within the Community which was originally maintained by Declarant or its affiliates.

The Association may, but shall not be obligated to, maintain, repair, or replace, as necessary, all mailboxes or mailbox posts located within the Community. In addition, the Association shall have the right, but not the obligation, to maintain property not owned by the Association where the Board has determined that such maintenance would benefit all Owners.

There is hereby granted to the Association a blanket easement upon, across, over, and under all property within the Community for access, ingress, and egress as necessary to permit the Association to perform its maintenance responsibilities hereunder. The foregoing maintenance shall be performed consistent with the Community-Wide Standard.

The Association shall not be liable for injury or damage to person or property caused by or resulting from the elements, the Owner of any Lot, any other Person, any utility, rain, snow or ice which may leak or flow from any portion of the Common Property, or any pipe, drain, conduit, appliance or equipment which the Association is responsible to maintain hereunder. The Association shall not be liable to any Owner, or any Owner's Occupants, guests or family, for loss or damage, by theft or otherwise, of any property which may be stored in or upon any of the Common Property. The Association shall not be liable to any Owner, or any Owner's Occupants, guests or family, for any damage or injury caused in whole or in part by the Association's failure to discharge its responsibilities hereunder, where such damage or injury is not a foreseeable, natural result of the Association's failure to discharge its responsibilities. The Association shall repair incidental damage to any Lot resulting from performance of work which is the responsibility of the Association. In performing its responsibilities hereunder, the Association shall have the authority to delegate to such Persons of its choice such duties as are approved by the Board.

Section 2. Owner's Responsibility. Except as provided in Section 1 above or in a Neighborhood Declaration, all maintenance of the Lot and all structures, parking areas, landscaping and other improvements thereon shall be the sole responsibility of the Owner thereof, who shall maintain such Lot in a manner consistent with the Community-Wide Standard and this Declaration. If the Board of Directors determine that (a) any Owner has failed or refused to discharge properly any of such Owner's obligations with regard to the maintenance, repair or replacement of items for which such Owner is responsible hereunder, or (b) the need for maintenance, repair or replacement, which is the responsibility of the Association hereunder, is caused through the willful or negligent act of any Owner or Occupant or their family, guests, lessees or invitees, and is not covered or paid for by insurance, in whole or in part, then the Association may perform the repair, replacement or maintenance and shall, except in the event of an emergency situation, give the Owner written notice of the Association's intent to provide such necessary maintenance, repair or replacement at the Owner's sole cost and expense. The notice shall set forth with reasonable particularity the maintenance, repairs or replacement deemed necessary. Except in an emergency situation, the Owner shall have ten (10) days from the date of the notice within which to complete such maintenance, repair or replacement, or, in the event that such maintenance, repair or replacement is not capable of completion within such time period, to commence such work within such ten (10) day period and diligently pursue completion within a reasonable time. If any Owner does not comply with the provisions hereof or in an emergency situation, the Association may provide any such maintenance, repair or replacement at such Owner's sole cost and expense, and all costs shall be added to and become a part of the assessment to which such Owner is subject, shall become and be a lien against the Lot, and shall be collected as provided herein for the collection of assessments.

Subject to the maintenance responsibilities herein provided, any maintenance or repair performed on or to the Common Property by an Owner or Occupant which is the responsibility of the Association hereunder (including, but not limited to, landscaping of Common Property) shall be performed at the sole expense of such Owner or Occupant, and the Owner or Occupant shall not be entitled to reimbursement from the Association, even if the Association accepts the maintenance or repair.

In addition, each Owner shall be obligated:

- (a) to perform his or her responsibility in such manner so as not to unreasonably disturb other persons in other Lots;
- (b) to promptly report to the Association or its agent any defect or need for repairs for which the Association is responsible; and
- (c) to maintain his or her Lot in a neat and attractive condition in a manner consistent with the Community-Wide Standard.

Section 3. Party Walls and Party Fences.

(a) General Rules of Law to Apply. Each wall or fence built as a part of the original construction of the Lots which shall serve and separate any two (2) adjoining Lots shall constitute a party wall or fence and, to the extent not inconsistent with the provisions of this Section, the general rules of law regarding party walls and fences and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

(b) Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall or fences shall be shared by the Owners who make use of the wall or fence in equal proportions.

(c) Damage and Destruction. If a party wall or fence is destroyed or damaged by fire or other casualty, then to the extent that such damage is not covered by insurance and repaired out of the proceeds of insurance, any Owner who has used the wall or fence may restore it, and if the other Owner or Owners thereafter make use of the wall or fence, they shall contribute to the cost of restoration thereof in equal proportions without prejudice, however, to the right of any such Owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

(d) Right to Contribution Runs With Land. The right of any Owner to contribution from any other Owner under this Section shall be appurtenant to the land and shall pass to such Owner's successors-in-title.

(e) Arbitration. In the event of any dispute arising concerning a party wall or fence, or under the provisions of this Section, each party shall appoint one arbitrator. Should any party refuse to appoint an arbitrator within ten (10) days after written request therefor by the Board of Directors, the Board shall appoint an arbitrator for the refusing party. The arbitrators thus appointed shall appoint one additional arbitrator and the decision by a Majority of all three arbitrators shall be binding upon the parties and shall be a condition precedent to any right of legal action that either party may have against the other.

Article VI
Use Restrictions and Rules

Section 1. General. This Article, beginning at Section 2, sets out certain use restrictions which must be complied with by all Owners and Occupants. These use restrictions may be amended only in the manner provided in Article XIII, Section 4 hereof regarding amendment of this Declaration. The Board of Directors may, from time to time, without consent of the members, promulgate, modify or delete other use restrictions and rules and regulations applicable to the Lots and the Common Property. This authority shall include, but shall not be limited to, the right to limit the type and size and to set the maximum and minimum speeds of vehicles within the Community. The Board shall also have the authority to impose all other necessary traffic and parking regulations and to restrict the maximum noise levels of vehicles in the Community. Such regulations and use restrictions shall be distributed to all Owners and Occupants prior to the date that they are to become effective and shall thereafter be binding upon all Owners and Occupants until and unless overruled, canceled or modified in a regular or special meeting by a Majority of the Total Association Vote.

Section 2. Use of Lots. All Lots shall be used for single-family residential purposes exclusively, and no trade, business or business activity of any kind shall be carried on or conducted in, from or upon any Lot or any part of the Community at any time without the prior written approval of the Board, except that the Owner or Occupant residing on a Lot may conduct such ancillary business activities within the residence on the Lot so long as (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from the exterior of the residence; (b) the business activity does not involve regular, frequent or conspicuous visitation of the Lot by employees, clients, customers, suppliers, or other business invitees for business purposes; (c) the business activity conforms to all zoning requirements for the Community; (d) the business activity does not increase traffic in the Community (other than by deliveries by couriers, express mail carriers, parcel delivery services and other such similar delivery services); (e) the business activity does not increase the insurance premium paid by the Association or otherwise negatively affect the Association's ability to obtain insurance coverage; (f) the business activity is consistent with the residential character of the Community and does not constitute a nuisance or a hazardous or offensive use, or threaten the security or safety of other residents of the Community, as may be determined in the sole discretion of the Board; and (g) the business activity does not result in a materially greater use of common facilities or Association services.

The terms "business" and "trade," as used herein, shall have their ordinary, generally accepted meanings, and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation or other form of consideration, regardless of whether (i) such activity is engaged in full- or part-time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required therefor.

This Section shall not apply to activities of the Association. Lots may be leased for residential purposes only. Lots may be leased or used only in their entirety; no fraction or portion may be leased or used without prior written Board approval (e.g., any attached or detached garage or space therein may not be used by other than those Persons who live in the residence/home on the Lot, and vice versa).

Section 3. Signs. No sign of any kind, whether temporary or permanent, shall be erected or displayed within the Community without the prior written consent of the Board except: (a) one (1) professional security sign consistent with the Community-Wide Standard not to exceed four inches (4") by four inches (4") in size (and in the case of a townhome Lot, the Board or its designee may require that the sign be displayed only from within the dwelling structure); (b) such signs as may be required by legal proceedings; (c) signs erected by Declarant or its affiliates; (d) in connection with a bona-fide offer to sell or lease a Lot, one (1) professionally lettered "For Sale" or "For Rent" sign consistent with the Community-Wide Standard displayed from a Lot (or, in the case of a townhome Lot, displayed only from within the dwelling structure), but only if (i) the sign has a maximum area of four (4) square feet and, except for signs displayed from within a dwelling structure, a maximum height of four (4) feet above ground level, and (ii) the content of the sign and anything else attached

to, associated with or in the vicinity of the sign states or conveys only that the Lot is for sale or for rent and the name and telephone number of the person to contact for additional information; and (e) in connection with a political campaign, candidate yard signs consistent with the Community-Wide Standard displayed from a Lot (or in the case of a townhome Lot, displayed only from within the dwelling structure), but only if (i) the sign has a maximum area of four (4) square feet and, except for signs displayed from within a dwelling structure, a maximum height of four (4) feet above ground level, and (ii) the sign is displayed no sooner than thirty (30) days prior to the election and is removed within five (5) days after the election. The Board shall have the right to erect any reasonable and appropriate signs. The Board may impose a fine against any Owner or Occupant of up to Five Hundred Dollars (\$500.00) per day for violations of this Section, in addition to any other remedies of the Association. Any fine imposed pursuant to this Section shall be deemed an assessment against the Lot and may be collected in the same manner as provided herein for collection of assessments.

Section 4. Vehicles/Parking. The term "vehicles," as used herein, shall include, without limitation, motor homes, boats, trailers, motorcycles, minibikes, scooters, go-carts, golf carts, trucks, campers, buses, vans, automobiles and limousines. Vehicles shall not be parked on the Common Property (except passenger non-commercial automobiles parked in designated parking areas while the users thereof are using the Common Property) or on any other portion of the Community other than the driveway and the garage (if applicable). Unless and except to the extent that the Occupants of a Lot shall have more vehicles than the number of garage parking spaces serving their Lot (if any), all vehicles shall be parked within such garage parking spaces. Vehicles may be parked in the driveway and additional parking spot, if any serving a Lot only after all of the garage parking spaces serving such Lot (if any) have vehicles parked in them. All parking shall be subject to such further rules and regulations as the Board may adopt.

Disabled vehicles, stored vehicles, boats, trailers, campers, buses, vans (except mini-vans or utility vehicles used as non-commercial passenger vehicles), trucks (except pick-up trucks and sport utility vehicles), recreational vehicles (for example, without limitation, RV's and motor homes), vehicles used primarily for commercial purposes and vehicles with commercial writing on their exteriors are prohibited from being parked in the Community, except in garages. Notwithstanding the above, trucks, vans, commercial vehicles and vehicles with commercial writing on their exteriors shall be allowed temporarily in the Community during normal business hours for the purpose of serving any Lot or the Common Property; provided, however, without the prior written consent of the Board, no such vehicle shall be authorized to remain in the Community overnight or for any purpose except serving a Lot or the Common Property. For purposes of this paragraph, a vehicle shall be considered "disabled" if it does not have a current license tag or is inoperable. A vehicle shall be considered "stored" if it remains on the Community for three (3) consecutive days or longer without the prior written permission of the Board.

If any vehicle is parked on any portion of the Community in violation of this Section or in violation of the Association's rules and regulations, the Board may place a notice on the vehicle specifying the nature of the violation and stating that after twenty-four (24) hours the

vehicle may be towed. The notice shall include the name and telephone number of the person or entity which will do the towing and the name and telephone number of the person to contact regarding the alleged violation. If twenty-four (24) hours after such notice is placed on the vehicle the violation continues or thereafter occurs again within six (6) months of such notice, the vehicle may be towed in accordant with the notice, without further notice to the Owner or user of the vehicle. If a vehicle is parked in a fire lane, is blocking another vehicle or access to another Owner's or Occupant's Lot, is obstructing the flow of traffic, is parked in any unpaved area, or otherwise creates a hazardous condition, no notice shall be required and the vehicle may be towed immediately. If a vehicle is towed in accordance with this Section, neither the Association nor any director, officer or agent of the Association shall be liable to any person for any claim of damage or otherwise as a result of the towing activity. Notwithstanding anything to the contrary herein, the Board may elect to impose fines or use other available sanctions, rather than exercise its authority to tow. Notwithstanding the above, any restrictions or parking on public streets shall be applicable to Lot Owners, their family members and their tenants.

Section 5. Occupants Bound. All provisions of the Declaration and of any rules and regulations or use restrictions promulgated pursuant thereto which govern the conduct of Owners and which provide for sanctions against Owners shall also apply to all Occupants of any Lot even though Occupants are not specifically mentioned. Fines may be levied against Owners or Occupants. If a fine is first levied against an Occupant and is not paid timely, the fine may then be levied against the Owner.

Section 6. Animals and Pets. No animals, livestock or poultry of any kind may be raised, bred, kept or permitted in the Community, except that dogs, cats or other usual and common household pets in reasonable number, as determined by the Board, may be kept on a Lot; provided, however, those pets which are permitted to roam free, or, in the sole discretion of the Board, make objectionable noise or endanger the owner of any property located adjacent to the Community may be removed by the Board. No pets shall be kept, bred or maintained for any commercial purpose. Dogs shall at all times whenever they are outside a Lot be confined on a leash. Without prejudice to the Board's right to remove any such household pets, no household pet that has caused damage or injury may be walked in the Community.

Section 7. Nuisance. It shall be the responsibility of each Owner and Occupant to prevent the development of any unclean, unhealthy, unsightly or unkempt condition on his or her Lot. No Lot shall be used, in whole or in part, for the storage of any property or thing that will cause such Lot to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing or material be kept upon any Lot that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort or serenity of the occupants of surrounding property. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to any Person using any property adjacent to the Lot. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of the Community. Without limiting the generality of the foregoing, no exterior speaker,

horn, whistle, siren, bell, amplifier or other sound device, except such devices as may be used exclusively for security purposes, screaming, shouting, excessively loud talking, fighting, raucous behavior, insobriety, playing loud music or television, use of any alarm, equipment or device, mechanical or otherwise which creates or produces excessively loud sounds or any vibrations, or any conduct which creates any noxious or offensive odors outside a home shall be located, used, placed, installed or maintained upon the exterior of any Lot, or any portion thereof; unless required by law. The inconvenience complained of shall not be fanciful, or such as would affect only one of fastidious taste, but it shall be such as would affect an ordinary, reasonable person as determined in a particular instance by the Board. This provision shall not apply to any Lot(s) owned by the Declarant.

Section 8. Unsightly or Unkempt Conditions. The pursuit of hobbies or other activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices, which might tend to cause disorderly, unsightly or unkempt conditions shall not be pursued or undertaken in any part of the Community.

Section 9. Architectural Standards. No exterior construction, alteration, addition or erection of any nature whatsoever (including, without limitation, fences, pools, tennis courts, exterior lighting, landscaping, trees, tree houses and play equipment) shall be commenced or placed upon any part of the Community, except such as is installed by the Declarant or its affiliates, or as is approved in accordance with this Section and is approved in accordance with any Neighborhood Declaration, or as is otherwise expressly permitted herein. No such exterior construction, addition, erection or alteration shall be made unless and until plans and specifications showing at least the nature, kind, shape, height, materials and location shall have been submitted in writing to, actually received by, and approved by the Board or its designee. The Board or its designee may promulgate written guidelines for the exercise of this review.

The Board or its designee shall be the sole arbiter of such plans and specifications and may withhold approval on any reasonable basis, including purely aesthetic considerations, and it shall be entitled to stop any construction in violation of these restrictions. Any member of the Board or its designee or the representatives thereof shall have the right, during reasonable hours, to enter upon any property to inspect for the purpose of ascertaining whether or not these restrictive covenants have been or are being complied with. Such Person or Persons shall not be deemed guilty of trespass by reason of such entry. If the Board or its designee fails to approve or to disapprove plans and specifications within sixty (60) days after such plans and specifications have been actually received by it, such plans and specifications will be deemed approved. However, all activities pursuant to plans which have been deemed approved shall be consistent with such plans and shall be consistent and in accordance with, and may not violate, this Declaration and any design guidelines.

As a condition of approval under this Section, each Owner, on behalf of such Owner and such Owner's successors-in-interest, shall assume all responsibilities for maintenance, repair, replacement and insurance to and on any change, modification, addition or alteration. In the

discretion of the Board or its designee, a Owner may be made to verify such condition of approval by a recordable written instrument acknowledged by such Owner on behalf of such Owner and such Owner's successors-in-interest.

PLANS AND SPECIFICATIONS ARE NOT APPROVED FOR ENGINEERING OR STRUCTURAL DESIGN OR QUALITY OF MATERIALS, AND BY APPROVING SUCH PLANS AND SPECIFICATIONS, THE BOARD, ITS MEMBERS, ITS DESIGNEE AND THE ASSOCIATION DO NOT ASSUME LIABILITY OR RESPONSIBILITY THEREFOR, NOR FOR ANY DEFECT IN ANY STRUCTURE CONSTRUCTED FROM SUCH PLANS AND SPECIFICATIONS. DECLARANT, ITS PARTNERS AND AFFILIATES, THE ASSOCIATION, THE BOARD, ITS DESIGNEE, AND THE OFFICERS, DIRECTORS, MEMBERS, SHAREHOLDERS, EMPLOYEES AND AGENTS OF ANY OF THEM, SHALL NOT BE LIABLE IN DAMAGES OR OTHERWISE TO ANYONE SUBMITTING PLANS AND SPECIFICATIONS TO ANY OF THEM FOR APPROVAL, OR TO ANY OWNER OF PROPERTY AFFECTED BY THESE RESTRICTIONS, BY REASON OF ANY MISTAKE IN JUDGMENT, NEGLIGENCE OR NONFEASANCE ARISING OUT OF OR IN CONNECTION WITH THE APPROVAL OR DISAPPROVAL OR THE FAILURE TO APPROVE OR DISAPPROVE ANY SUCH PLANS AND SPECIFICATIONS. EVERY PERSON WHO SUBMITS PLANS AND SPECIFICATIONS AND EVERY OWNER AGREE THAT SUCH PERSONS AND OWNERS WILL NOT BRING ANY ACTION OR SUIT AGAINST DECLARANT, ITS PARTNERS AND AFFILIATES, THE ASSOCIATION, THE BOARD, ITS DESIGNEE, OR THE OFFICERS, DIRECTORS, MEMBERS, SHAREHOLDERS, EMPLOYEES AND AGENTS OF ANY OF THEM, TO RECOVER ANY DAMAGES OR FOR ANY OTHER PURPOSE, AND SUCH PERSONS AND OWNERS HEREBY RELEASE, REMISE, QUITCLAIM AND COVENANT NOT TO SUE FOR ALL CLAIMS, DEMANDS AND CAUSES OF ACTION, ARISING OUT OF OR IN CONNECTION WITH ANY MISTAKE IN JUDGMENT, NEGLIGENCE OR NONFEASANCE IN CONNECTION WITH THE APPROVAL OR DISAPPROVAL OR THE FAILURE TO APPROVE OR DISAPPROVE ANY SUCH PLANS AND SPECIFICATIONS. ALL SUCH PERSONS AND OWNERS HEREBY WAIVE THE PROVISIONS OF ANY LAW WHICH PROVIDE THAT A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS, DEMANDS AND CAUSES OF ACTION NOT KNOWN AT THE TIME THE RELEASE IS GIVEN.

Section 10. Antennas and Satellite Dishes. No exterior antenna, receiving dish or similar apparatus of any kind for receiving or transmitting of radio or video signals shall be placed, allowed or maintained upon any portion of the Community, including any Lot, unless approved in accordance with the provisions of Article VI hereof; provided, however, no such approval shall be necessary to install (a) antennas designed to receive direct broadcast satellite services, including direct-to-home satellite services or to receive or transmit fixed wireless signals via satellite, that are one meter or less in diameter; (b) antennas designed to receive video programming services via multi-point distribution services or to receive or transmit fixed wireless signals other than via satellite that are one meter or less in diameter or diagonal measurement; or (c) antennas that are designed and intended to receive television broadcast signals. Owners shall install any permitted antennae on the rear of the dwelling unless such installation (i) imposes unreasonable delay or prevents the use of the antennae; (ii)

unreasonably increases the cost of installation; or (iii) an acceptable quality signal cannot otherwise be obtained. The Board and Declarant (and its affiliates) reserve the right to (but shall not be obligated to) erect any type and size of master antenna, satellite dish or other similar master system for the benefit of the Community. Each Owner and Occupant acknowledges that this provision benefits all Owners and Occupants and each Owner and Occupant agrees to comply with this provision despite the fact that the erection of an individual outdoor antenna or similar device would be the most cost-effective way to receive the signals sought to be received.

Section 11. Gardens, Basketball Goals, Etc. Grass, ornamental plants and shrubbery and all other plantings may be planted in the front or side yard of any Lot only with prior written approval of the Board or its designee or in accordance with the guidelines previously established by the Board or its designee. Overseeding of fescue lawns and sodding of lawns with Bermuda or zoysia grasses shall not require prior approval pursuant to this Section. No vegetable garden, hammocks, statuary or recreational equipment may be placed, erected, allowed or maintained within the Community without the prior written consent of the Board or its designee. This provision shall not, however, apply to basketball goals which may be installed after the type and location have been previously approved in writing by the Board or its designee.

Section 12. Tree Removal. No trees shall be removed without the express prior consent of the Board or its designee, except for (a) trees removed by the Declarant or its affiliates; (b) diseased or dead trees; and (c) trees needing to be removed to promote the growth of other trees.

Section 13. Lighting. Notwithstanding Article VI, Section 9 above, the following exterior lighting may be installed without the necessity of obtaining the prior approval of the Board or its designee: (a) seasonal decorative lights during the Christmas season; (b) illumination of model homes and entrance features constructed by the Declarant or its affiliates; and (c) other lighting originally installed by the Declarant or its affiliates. Plans for all other exterior lighting must be submitted and approved in accordance with Article VI, Section 9 hereof. Decorative post lights will not be approved unless they conform with established street lighting.

Section 14. Drainage. Catch basins and drainage areas are for the purpose of natural flow of water only. No obstructions or debris shall be placed in these areas. No Owner or Occupant of any Lot may obstruct or rechannel the drainage flows after the location and installation of drainage swales, storm sewers or storm drains. Declarant, for itself and its affiliates, reserves the right to prepare sloping banks, cut or fill, on a three (3) to one (1) slope on all streets and roads. Declarant, for itself and its affiliates, hereby reserves a perpetual easement across all Community property for the purpose of altering drainage and water flow. Rights exercised pursuant to such reserved easement shall be exercised with a minimum of interference to the quiet enjoyment of affected property, reasonable steps shall be taken to protect such property, and damage shall be repaired by the Person causing the damage at its sole expense.

Section 15. Sight Distance at Intersections. All property located at street intersections shall be so landscaped as to permit safe sight across the street corners. No fence, wall, hedge, or shrub planting shall be placed or permitted to remain at any corner where this would create a traffic or sight problem.

Section 16. Clotheslines, Garbage Cans, Woodpiles, Etc. No exterior clotheslines, woodpiles and other similar items of any type shall be permitted in the Community without the prior written consent of the Board or its designee. Garbage cans and other similar items shall be located or screened so as to be concealed from view of neighboring Lots, streets and property located adjacent to the Lot. All rubbish, trash and garbage shall be regularly removed from the Lot and shall not be allowed to accumulate thereon. No garbage or trash shall be placed on the Common Property, temporarily or otherwise, except as provided herein. The Association may, but shall not be required to, contract with a private trash collection company to pick up all usual and customary household trash on a regular basis. The Board of Directors shall determine the type of trash and recycling receptacles for the Community. If individual trash and recycling receptacles are used, such receptacles shall be placed in the easement area no earlier than 5:00 p.m. the day before pick up and shall be removed within twenty-four (24) hours. Trash and recycling pick up shall also be subject to such reasonable rules and regulations as the Board of Directors may adopt.

Section 17. Subdivision of Lot. No Lot shall be subdivided or its boundary lines changed except with the prior written approval of the Board or its designee. Any such division, boundary line change or replatting shall not be in violation of the applicable subdivision and zoning regulations.

Section 18. Guns. The use of firearms in the Community is prohibited. The term "firearms" includes "B-B" guns, pellet guns and small firearms of all types.

Section 19. Solar Devices. No artificial or man-made device which is designed or used for collection of or heating by solar energy or other similar purposes shall be placed, allowed or maintained upon any portion of the Community, including any Lot, without the prior written consent of the Board or its designee.

Section 20. Fence . No fence or fencing type barrier of any kind, other than fencing installed by Declarant, shall be placed, erected, allowed or maintained upon any portion of the Community, including any Lot, without the prior written consent of the Board or its designee. Unless otherwise provided by the Board, all fencing must be black metal, picket or privacy type fencing. The Board or its designee may issue guidelines detailing acceptable fence styles or other specifications, whether or not consistent with the immediately preceding sentence, but in no event may a chain link fence or a free-standing hog wire fence be approved.

Section 21. Exterior Colors. The exterior of all improvements, including, without limitation, residences, constructed, erected, allowed or maintained upon any Lot must be painted or repainted in a color as approved by the Board or its designee.

Section 22. Mailboxes. No mailboxes and appurtenant posts and/or structures shall be erected without the prior written approval of the Board or its designee. Generally the foregoing must be of the same type and color as that originally installed by the Declarant, Approved Builder or their respective affiliates.

Section 23. Detached Structures. No detached structures shall be placed, erected, allowed or maintained upon any Lot or within the Community unless installed by Declarant or Approved Builder, without the prior written consent of the Board or its designee. All detached structures must be consistent in design materials and color with the dwelling on the Lot. In no event shall any trailers, campers, vehicles, shacks, tents, any garages (attached and detached), barns or other structures be used as a residence or living space in any manner whatsoever, either temporarily or permanently, within the Community. Specifically, no garage, including, but not limited to, attached and detached garages, shall be utilized in any manner whatsoever as an additional living space or residence.

However, this Section shall not be construed to prevent Declarant, Approved Builder and those engaged in development, construction, marketing, property management or sales from using sheds, trailers or other temporary structures for any of the foregoing purposes. In addition, nothing in this Declaration shall be construed to prevent Declarant or Approved Builder from developing, constructing, marketing, or maintaining model homes or speculative housing within the Community.

Section 24. Entry Features and Street Signs. Owners shall not alter, remove or add improvements to any entry features or street signs constructed within the Community, or any part of any easement area associated therewith, without the prior written consent of the Board or its designee.

Section 25. Swimming Pools. No swimming pools shall be permitted in the Community without the prior written consent of the Board and in no event shall above ground swimming pools be permitted in the Community.

Section 26. Sidewalks. Other than sidewalks and walkways constructed in the Community by the Declarant, all sidewalks and walkways are subject to approval or disapproval under Article VI, Section 9 above.

Section 27. Tree Protection and Buffer Areas. The Community contains certain buffer areas, tree protection areas and open space as shown on the recorded subdivision plats for the Community (hereinafter referred to collectively as the "Tree Protection and Buffer Areas"). The Tree Protection and Buffer Areas shall be left in their undisturbed, natural state and no land-disturbing activity, placement of impervious surfaces, removal of vegetation, encroachment, construction, or erection of any structure shall occur thereon unless performed by Declarant or the Association in accordance with all applicable local, state and federal rule, regulations, laws and ordinances. The Association and/or the Declarant shall not be responsible for any loss, damage, or injury to any person or property arising out of the authorized or unauthorized use of the Tree Protection and Buffer Areas. In addition to the

requirements of the Declaration, Tree Protection and Buffer Areas are subject to ordinances and regulations imposed by the City; therefore, the consent of the City authorities may be required for certain activities.

Section 28. Wetlands, Ponds, Creeks and Streams. Except as herein provided, all wetlands, ponds, stormwater retention or detention ponds, creeks and streams within the Community, if any, shall be used for aesthetic amenities and storm water drainage only, no other use thereof, including, without limitation, swimming, ice skating, playing, or use of personal flotation devices, and other recreation, shall be permitted, without the written consent of the Board of Directors. The Association and/or the Declarant shall not be responsible for any loss, damage, or injury to any person or property arising out of the authorized or unauthorized use of wetlands, ponds, stormwater retention or detention ponds, creeks or streams within the Community. No Owner shall have any right to place rocks, stones, trash, garbage, sewage, waste water, rubbish, debris, ashes or other refuse in any wetlands, ponds, stormwater retention or detention ponds, creeks or streams within the Community, or any other Common Property. Applicable governmental agencies, the Declarant and the Association, shall have the sole right to control the water level of all other bodies of water located within the Community and to control the growth and eradication of plants, fowls, reptiles, animals, fish and fungi in and around any wetlands, ponds, stormwater retention or detention ponds, creeks and streams within the Community. Owners shall have no riparian or littoral rights with respect to the waters in any pond, stormwater retention or detention pond, creek or stream within the Community and shall not be permitted to withdraw water from any pond, stormwater retention or detention pond, creek or stream as may exist in the Community without the prior written consent of the Board of Directors.

Section 29. Pedestrian Pathways. Except as herein provided, the pedestrian pathways within the Community which provide access to the recreation areas across a portion of certain Lots, if any, as shown on the recorded subdivision plats for the Community (the "Pedestrian Pathways") shall be used as foot paths only, no bicycles, roller blades, skate boards or similar wheeled means of transportation or recreation shall be permitted to be used on a path. Provided, however, this provision shall not prohibit the use of the Pedestrian Pathways by any person with a disability by the use of a wheelchair or other necessary transportation device, and further provided, that the Board of Directors may adopt such rules as may be deemed appropriate concerning the use of the Pedestrian Pathways.

Section 30. Garage Sales. No garage sale, yard sale, flea market or similar activity shall be conducted in the Community without the prior written consent of the Board. Any such activities that have been permitted by the Board shall be subject to all reasonable conditions imposed by the Board.

Section 31. Use of Common Property. There shall be no obstruction of the Common Property nor shall anything be kept, parked or stored on any part of the Common Property without the prior written consent of the Board.

Section 32. Prohibition of Damage. Without the prior written consent of the Board, nothing shall be done or kept in the Community which would increase the rate of insurance which the Association is obligated to obtain hereunder, which would be in violation of any statute, rule, ordinance, regulation, permit or other validly imposed requirements of any governmental body, or which would increase the common expenses of the Association. No Owner shall do any work which, in the reasonable opinion of the Board or its designee, would jeopardize the soundness or safety of the Community or any structure located within the Community, would reduce the value thereof, or would impair any easement or hereditament thereto, without in every such case the unanimous prior written consent of all members of the Association and their Mortgagees. No damage to or waste of the Common Property, or any part thereof, shall be permitted by any Owner or member of his or her family or any invitee of any Owner. Each Owner shall indemnify and hold the Association and the other Owners harmless against all loss to the Association or other Owners resulting from any such damage or waste caused by such Owner, members of his or her family, guests, invitees or Occupants of his or her Lot.

Section 33. Window Air Conditioning Units. No window air conditioning units or fans shall be installed on any Lot in the Community.

Section 34. Window Coverings. All shades, drapery linings and other window treatments visible from the exterior of a Lot, with the exception of stained wood blinds or shutters, shall be white or off-white. No foil or other reflective material shall be used on any windows for sun screens, blinds, shades or any other purpose.

Article VII
Sale of Lots

Except for the Declarant or Approved Builder, a Lot Owner intending to make a transfer or sale of a Lot or any interest in a Lot shall give written notice to the Board of Directors of such intention within seven (7) days after execution of the transfer or sales documents. The Lot Owner shall furnish to the Board as part of the notice (i) the name and address of the intended grantee; and (ii) such other information as the Board may reasonably require. This Section shall not be construed to create a right of first refusal in the Association or in any third party.

Within seven (7) days after receiving title to a Lot, the purchaser of the Lot shall give written notice to the Board of Directors of his or her ownership of the Lot. Upon failure of a Owner to give the required notice within the seven (7) day time period provided herein, the Board may levy fines against the Lot and the Owner thereof, and assess the Owner for all costs incurred by the Association in determining his or her identity.

Article VIII
Insurance and Casualty Losses

Section 1. Insurance on Common Property. The Association's Board of Directors or its duly authorized agent shall have the authority to and shall obtain all insurance required by Chapter 47F of the North Carolina General Statutes or any other applicable law. Without limiting the generality of the foregoing, the Association's Board of Directors or its duly authorized agent shall have the authority to and shall obtain insurance for all insurable improvements located on the Common Property or required to be maintained by the Association under Article V, Section 1 hereof (a "Property Insurance Policy"). The Property Insurance Policy shall cover all risks, loss or damage commonly insured against including, without limitation, fire or other hazards, including extended coverage, vandalism and malicious mischief and shall be in an amount sufficient to cover one hundred percent (100%) of the replacement cost of any repair or reconstruction in the event of damage or destruction from any such hazard. Alternatively, the Board may purchase "all-risk" coverage in like amounts. If a Property Insurance Policy is not reasonably available the Association promptly shall cause notice of that fact to be hand-delivered or sent prepaid United States mail to all Lot Owners. The Property Insurance Policy shall provide that (a) each Lot Owner is an insured Person under the policy to the extent of the Lot Owner's insurable interest, (b) the insurer waives its rights to subrogate under the Property Insurance Policy against any Lot Owner or member of the Lot Owner's household, and (c) no act or omission by any Lot Owner, unless acting within the scope of the Owner's authority on behalf of the Association, will preclude recovery under the Property Insurance Policy.

If available at reasonable cost, as determined in the sole discretion of the Board, the Board shall obtain a public liability policy applicable to the Common Property insuring the Association and its members covering all occurrences commonly insured against for death, bodily injury and property damage arising out of or in connection with the use, ownership or maintenance of the Common Property (a "Liability Policy"). The Liability Policy shall have a combined single limit of at least One Million Dollars (\$1,000,000.00). If available at reasonable cost, as determined in the sole discretion of the Board, the Board shall also obtain directors' and officers' liability insurance.

The Board is hereby authorized to contract with or otherwise arrange to obtain the insurance coverage required hereunder through the Declarant or its affiliates and to reimburse the Person so providing or arranging the insurance coverage for the cost thereof, and Declarant or its affiliates shall be authorized, but not obligated, to purchase such insurance coverage for the benefit of the Association and the Owners upon Declarant or its affiliate, as the case may be, and the Association agreeing upon the terms and conditions applicable to reimbursement by the Association for costs incurred by Declarant or its affiliate, as the case may be, in obtaining such coverage.

Premiums for all insurance shall be common expenses of the Association. The policies may contain a reasonable deductible, and the amount thereof shall not be subtracted from the

face amount of the policy in determining whether the insurance at least equals the full replacement cost.

All such insurance coverage obtained by the Board of Directors shall be written in the name of the Association, as trustee for the respective parties which may be benefited by such insurance, as their interests may appear. Such insurance shall be governed by the provisions hereinafter set forth:

(a) All policies shall be written with a company authorized to do business in North Carolina.

(b) Exclusive authority to adjust losses under policies obtained by the Association shall be vested in the Association's Board of Directors; provided, however, no Mortgagee having an interest in such losses may be prohibited from participating in the settlement negotiations, if any, related thereto, but insurance processed for the loss are payable to any insurance trustee designated for that purpose or otherwise to the Association and not to any Mortgagee.

(c) In no event shall the insurance coverage obtained and maintained by the Association's Board of Directors hereunder be brought into contribution with insurance purchased by individual Owners, Occupants, or their Mortgagees, and the insurance carried by the Association shall be primary.

(d) All casualty insurance policies shall have an inflation guard endorsement and an agreed amount endorsement, if these are reasonably available and all insurance policies shall be reviewed annually by one or more qualified Persons, at least one of whom must be in the real estate industry and familiar with construction in the county or counties where the Community is located.

(e) In addition to the requirements with respect to the Property Insurance Policy set forth above, the Board of Directors shall be required to make every reasonable effort to secure insurance policies that will provide for the following:

(i) a waiver of subrogation by the insurer as to any claims against the Association's Board of Directors, its manager, the Owners and their respective tenants, servants, agents and guests;

(ii) a waiver by the insurer of its rights to repair and reconstruct instead of paying cash;

(iii) that no policy may be canceled, subjected to nonrenewal, invalidated or suspended on account of any one or more individual Owners;

(iv) that no policy may be canceled, subjected to nonrenewal, invalidated or suspended on account of any defect or the conduct of any director, officer or employee of the Association or its duly authorized manager without prior demand in writing delivered to the Association to cure the defect or to cease the conduct and the allowance of a reasonable time thereafter within which a cure may be effected by the Association, its manager, any Owner or Mortgagee;

(v) that any "other insurance" clause in any policy exclude individual Owners' policies from consideration;

(vi) that no policy may be canceled, subjected to nonrenewal, or substantially modified without at least ten (10) days' prior written notice to the Association; and

(vii) that each Lot Owner is an Insured Person under the policy to the extent of the Owner's insurable interest.

In addition to other insurance coverage required by this Section, the Board shall obtain workers compensation insurance, if and to the extent necessary to satisfy the requirements of applicable law, and, if available at reasonable cost, as determined in the sole discretion of the Board, a fidelity bond or employees dishonesty coverage covering directors, officers, employees and other Persons handling or responsible for the Association's funds. The amount of fidelity or employees dishonesty coverage, if obtained, shall contain a waiver of all defenses based upon the exclusion of Persons serving without compensation and shall not be subject to cancellation, nonrenewal or substantial modification without at least ten (10) days' prior written notice to the Association. The Association shall also obtain construction code endorsements, steam boiler coverage and flood insurance, if to the extent necessary to satisfy the requirements of The Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association.

Section 2. Damage and Destruction – Property Insured by Association.

(a) **In General.** Immediately after the damage or destruction by fire or other casualty to all or any portion of any improvement covered by insurance written in the name of the Association, the Board of Directors or its duly authorized agent shall proceed with the filing and adjustment of all claims arising under such insurance and obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed property. Repair or reconstruction, as used in this Section, means repairing or restoring the property to substantially the same condition and location that existed prior to the fire or other casualty, allowing for any changes or improvements necessary to comply with applicable building codes.

(b) **Repair and Reconstruction.** Any damage or destruction to property required to be covered by insurance written in the name of the Association shall be repaired or reconstructed unless (i) the Community is terminated, (ii) repair or reconstruction would be illegal under any state or local health or safety statute or ordinance, or (iii) within sixty (60) days after the casualty, at least eighty percent (80%) of the Total Association Vote otherwise agree. If for any reason either the amount of the insurance proceeds to be paid as a result of such damage or destruction, or reliable and detailed estimates of the cost of repair or reconstruction, or both, are not made available to the Association within such period, then the period shall be extended until such information shall be made available; provided, however, such extension shall not exceed sixty (60) days. No Mortgagee shall have the right to participate in the determination of whether damage or destruction shall be repaired or reconstructed.

If the damage or destruction for which the insurance proceeds are paid is to be repaired or reconstructed and such proceeds are not sufficient to defray the cost thereof, the Board of Directors shall, without the necessity of a vote of the Association's members, levy a special

assessment against all Owners in proportion to the number of Lots owned by such Owners. Additional assessments may be made in like manner at any time during or following the completion or any repair or reconstruction. If the funds available from insurance exceed the costs of repair or reconstruction or if the improvements are not repaired or reconstructed, such excess shall be deposited to the benefit of the Association.

In the event that it should be determined in the manner described above that the damage or destruction shall not be repaired or reconstructed and no alternative improvements are authorized, then and in that event the insurance proceeds attributable to the damaged Common Property shall be used to restore it to its natural state and it shall be maintained as an undeveloped portion of the Community by the Association in a neat and attractive condition. The remainder of the insurance proceeds, if any, shall be distributed to all the Lot Owners or lienholders, as their interests may appear, in proportion to the common expense liabilities of all Lots.

Section 3. Damage and Destruction – Lots. Unless otherwise provided in a Neighborhood Declaration, the damage or destruction by fire or other casualty to all or any portion of any improvement on a Lot shall be repaired by the Owner thereof within Seventy-five (75) days after such damage or destruction or, where repairs cannot be completed within seventy-five (75) days, they shall be commenced within such period and shall be completed within a reasonable time thereafter. Alternatively, the Owner may elect to demolish all improvements on the Lot and remove all debris therefrom within seventy-five (75) days after such damage or destruction. In the event of noncompliance with this provision, the Board of Directors shall have all enforcement powers specified in Article XIII, Section 1 of this Declaration.

Section 4. Insurance Deductible. The deductible for any casualty insurance policy carried by the Association shall, in the event of damage or destruction, be allocated among the Persons who are responsible hereunder, or under any declaration or contract requiring the Association to obtain such insurance, for maintenance of the damaged or destroyed property.

Article IX
Condemnation

Whenever all or any part of the Common Property shall be taken (or conveyed in lieu of and under threat of condemnation by the Board, acting on behalf of the Association or on the written direction of all Owners of Lots subject to the taking, if any) by any authority having the power of condemnation or eminent domain, the Association shall represent the Owners. The award made for such taking shall be payable to the Association as trustee for all Owners. The provisions of Article VIII, Section 2 above, applicable to damage or destruction of property insured by the Association, shall govern replacement or restoration and the actions to be taken in the event that the improvements are not restored or replaced.

Article X
Annexation and Withdrawal of Property

Section 1. Unilateral Annexation by Declarant.

(a) As the owner thereof or, if not the owner, with the consent of the owner thereof, Declarant shall have the unilateral right, privilege and option from time to time at any time until fifteen (15) years after the recording of this Declaration to subject all or any portion of the real property described in Exhibit "C" attached hereto and by reference made a part hereof to the provisions of this Declaration and the jurisdiction of the Association by filing for record in the land records of the county or counties in which the property to be annexed is located a Supplementary Declaration describing the property being annexed. Any such annexation shall be effective upon the filing for record of such Supplementary Declaration unless a later effective date is provided therein. As long as covenants applicable to the real property previously subjected to this Declaration are not changed and as long as rights of then Owners are not adversely affected, the Declarant may unilaterally amend this Declaration to reflect the different character of any such annexed real property. No supplementary declaration shall be effective without the prior written consent of the Raleigh City Attorney or his/her designee, and no amendment to this Declaration affecting the provisions of Article XIV hereof shall be effective without the prior written consent of the Raleigh City Attorney or his/her designee.

(b) The rights reserved unto Declarant to subject additional land to this Declaration shall not and shall not be implied or construed so as to impose any obligation upon Declarant to subject any of such additional land to this Declaration or to the jurisdiction of the Association. If such additional land is not subjected to this Declaration, Declarant's reserved rights shall not impose any obligation on Declarant to impose any covenants and restrictions similar to those contained herein upon such additional land nor shall such rights in any manner limit or restrict the use to which such additional land may be put by Declarant or any subsequent owner thereof, whether such uses are consistent with the covenants and restrictions imposed hereby or not.

Section 2. Other Annexation. Subject to the consent of the owner thereof and the consent of the Declarant (so long as the Declarant owns any property for development and/or sale in the Community or has the right unilaterally to annex additional property to the Community), upon the affirmative vote or written consent, or any combination thereof, of Owners of at least two-thirds (2/3) of the Lots, the Association may annex other real property to the provisions of this Declaration and the jurisdiction of the Association by filing for record in the land records of the county in which the property to be annexed is located a Supplementary Declaration describing the property being annexed. Any such Supplementary Declaration shall be signed by the President and Secretary of the Association, and any such annexation shall be effective upon the filing for record of such Supplementary Declaration, unless a later effective date is provided therein. Before it can become effective, any such Supplementary Declaration must receive the prior written consent of the Raleigh City Attorney or his/her deputy.

Section 3. Withdrawal of Property. Declarant reserves the right to amend this Declaration so long as it has a right to annex additional property pursuant to this Article for the purpose of removing any portion of the Community then owned by Declarant or its affiliates or the Association from the coverage of this Declaration, to the extent originally included in error or as a result of any changes whatsoever in the

plans for the Community, provided such withdrawal is not unequivocally contrary to the overall, uniform scheme of development for the Community. Any such withdrawal shall be accomplished by the filing for record of an amendment to this Declaration describing the property removed and shall be effective upon filing for record in the land records of the county or counties where the Community is located unless a later effective date is provided therein. Such amendment shall be executed by the Declarant and the Owner(s) of the property being removed and shall not require the vote or consent of any other Person.

Section 4. Creation of Additional Neighborhoods and Annexation of Property to this Declaration. The Declarant reserves the unilateral right, but not necessarily the obligation, to (a) create additional Neighborhoods on all or any portion of any property annexed to the provisions of this Declaration as herein provided, which Neighborhoods may be organized as one or more townhome sub-associations, and (b) to subject said property and Neighborhood(s) to the terms of this Declaration.

Article XI

Mortgagee Provisions

The following provisions are for the benefit of holders of first Mortgages on Lots in the Community. The provisions of this Article apply to both this Declaration and to the Bylaws, notwithstanding any other provisions contained therein.

Section 1. Notices of Action. An institutional holder, insurer or guarantor of a first Mortgage who provides written request to the Association (such request to state the name and address of such holder, insurer or guarantor and the Lot number) (therefore becoming an "eligible holder") will be entitled to timely written notice of:

(a) any condemnation loss or any casualty loss which affects a material portion of the Community or which affects any Lot on which there is a first Mortgage held, insured or guaranteed by such eligible holder;

(b) any delinquency in the payment of assessments or charges owed by an Owner of a Lot subject to the Mortgage of such eligible holder, where such delinquency has continued for a period of sixty (60) days; provided, however, notwithstanding this provision, any holder of a first Mortgage, upon request, is entitled to written notice from the Association of any default in the performance by an Owner of a Lot of any obligation under the Declaration or Bylaws of the Association which is not cured within sixty (60) days;

(c) any lapse, cancellation or material modification of any insurance policy maintained by the Association; or

(d) any proposed action which would require the consent of a specified percentage of Mortgage holders.

Section 2. No Priority. No provision of this Declaration or the Bylaws gives or shall be construed as giving any Owner or other party priority over any rights of the

first Mortgagee of any Lot in the case of distribution of insurance proceeds or condemnation awards for losses to or a taking of the Common Property.

Section 3. Notice to Association. Upon request, each Lot Owner shall be obligated to furnish to the Association the name and address of the holder of any Mortgage encumbering such Owner's Lot.

Section 4. Amendments by Board. Should the Federal National Mortgage Association, or the Federal Home Loan Mortgage Corporation subsequently delete any of their respective requirements which necessitate the provisions of this Article or make any such requirements less stringent, the Board, without approval of the Owners, may cause an amendment to this Article to be recorded to reflect such changes.

Section 5. Applicability of Article XI. Nothing contained in this Article shall be construed to reduce the percentage vote that must otherwise be obtained under the Declaration, Bylaws, or North Carolina law for any of the acts set out in this Article

Section 6. Failure of Mortgagee to Respond. Any Mortgagee who receives a written request from the Board to respond to or consent to any action shall be deemed to have approved such action if the Association does not receive a written response from the Mortgagee within thirty (30) days of the date of the Association's request.

Article XII

Easements

Section 1. Easements for Encroachment and Overhang. There shall be reciprocal appurtenant easements for encroachment and overhang as between each Lot and such portion or portions of the Common Property adjacent thereto or as between adjacent Lots due to the unintentional placement or settling or shifting of the improvements constructed, reconstructed or altered thereon (in accordance with the terms of this Declaration) to a distance of not more than five (5) feet, as measured from any point on the common boundary between each Lot and the adjacent portion of the Common Property or as between adjacent Lots, as the case may be, along a line perpendicular to such boundary at such point; provided, however, in no event shall an easement for encroachment exist if such encroachment occurred due to willful conduct on the part of an Owner, tenant or the Association or if such encroachment is in violation of the Raleigh City Code.

Section 2. Easements for Use and Enjoyment.

(a) Every Owner of a Lot shall have a right and easement of ingress and egress, use and enjoyment in and to the Common Property which shall be appurtenant to and shall pass with the title to his Lot, subject to the following provisions:

(i) the right of the Association to charge reasonable admission and other fees for the use of any portion of the Common Property, to limit the number of guests of Lot Owners and tenants who may use the Common Property, and to provide for the exclusive

use and enjoyment of specific portions thereof at certain designated times by an Owner, his family, tenants, guests and invitees;

(ii) the right of the Association to suspend, after first providing a Lot Owner notice of the charge, an opportunity to be heard and present evidence, and notice of the decision, the voting rights of a Lot Owner and the right of an Owner to use the recreational facilities available for use by the Community, if any, for any period during which any assessment against such Owner's Lot which is hereby provided for remains unpaid; and, for a reasonable period of time, for an infraction of the Declaration, Bylaws, or rules and regulations;

(iii) the right of the Association to borrow money for the purpose of improving the Common Property, or any portion thereof, or for construction, repairing or improving any facilities located or to be located thereon, and give as security for the payment of any such loan a Mortgage conveying all or any portion of the Common Property; provided, however, the lien and encumbrance of any such Mortgage given by the Association shall be subject and subordinate to any rights, interests, options, easements and privileges herein reserved or established for the benefit of Declarant and/or its affiliates, Approved Builder and/or its affiliates, any Lot or Lot Owner, and/or the holder of any Mortgage, irrespective of when executed, given by Declarant, Approved Builder or any Lot Owner encumbering any Lot or other property located within the Community (any provision in this Declaration or in any such Mortgage given by the Association to the contrary notwithstanding, the exercise of any rights therein by the holder thereof in the event of a default thereunder shall not cancel or terminate any rights, interests, options, easements or privileges herein reserved or established for the benefit of Declarant and/or its affiliates, Approved Builder and/or its affiliates, any Lot or Lot Owner, and/or the holder of any Mortgage, irrespective of when executed, given by Declarant, Approved Builder or any Lot Owner encumbering any Lot or other property located within the Community); no such Mortgage given by the Association shall be effective unless an instrument agreeing to such Mortgage has been approved by Owners representing at least eighty percent (80%) of the Total Association Vote (other than Declarant so long as the consent of Declarant is required) and the consent of Declarant (so long as the Declarant owns any property for development and/or sale in the Community or has the right unilaterally to annex property to the Community);

(iv) the right of the Association to dedicate or transfer all or any portion of the Common Property subject to such conditions as may be agreed to by the members of the Association; no such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer has been approved by Declarant (so long as Declarant owns any property for development and/or sale within the Community or has the right unilaterally to annex additional property to the Community) and Owners representing at least eighty percent (80%) of the Total Association Vote;

(v) the right of the Association, acting through the Board of Directors and without a vote of the members, to dedicate or grant licenses, permits, easements and rights-of-way over, under and through the Common Property to government entities, any quasi-governmental agency or to any utility company or cable television company;

(vi) all other rights of the Association, the Declarant, Approved Builder, Owners and Occupants set forth in this Declaration, in any Supplementary Declaration or in any deed conveying Common Property to the Association; and

(vii) all encumbrances and other matters shown by the public records affecting title to the Common Property.

(b) Any Lot Owner may delegate his or her right of use and enjoyment in and to the Common Property and facilities located thereon to the members of his family, his tenants and guests and shall be deemed to have made a delegation of all such rights to the Occupants of such Owner's Lot if leased.

Section 3. Easements for Utilities. There is hereby granted to the Association blanket easements upon, across, above and under all property within the Community for access to, ingress to, egress from, installation of, repairing, replacing and maintaining all utilities serving the Community or any portion thereof, including, but not limited to, gas, water, sanitary sewer, telephone and electricity utilities, as well as storm drainage and any other service, such as, but not limited to, a master television antenna system, cable television system, or security system, which the Declarant or the Association might decide to have installed to serve the Community or portions thereof. It shall be expressly permissible for the Declarant, the Association, or the designees of either, as the case may be, to install, repair, replace and maintain, or to authorize the installation, repairing, replacing and maintaining, of such wires, conduits, cables and other equipment related to the providing of any such utility or service. Should any party furnishing any such utility or service request a specific license or easement by separate recordable document, the Board shall have the right to grant such easement.

Section 4. Easements for Association Maintenance. There is hereby expressly granted to the Association a perpetual easement across such portions of the Community, determined in the sole discretion of the Association, as are necessary to allow for the maintenance required under Article V. Such maintenance shall be performed with a minimum of interference to the quiet enjoyment of Owners' property, reasonable steps shall be taken to protect such property, and damage shall be repaired by the Person causing the damage at its sole expense.

Section 5. Easements for Maintenance and Repair. There shall be reciprocal appurtenant easements between adjacent Lots for the purpose of maintaining or repairing the improvements, including, without limitation, landscaping, located on each Lot, which easement shall extend to a distance of not more than five (5) feet as measured from any point on the common boundary between the Lots and along a line perpendicular to such boundary at such point. The easement shall be used only for such period of time as is reasonably necessary in order to complete the needed maintenance or repair. The Lot Owner exercising this easement right shall be liable for the prompt repair of any damage to the Lot over which this easement is exercised which is caused by the maintenance or repair work. The damaged portions of such Lot shall be restored to substantially the same condition as existed prior to the damage.

Section 6. Easements for Entry. In addition to the right of Board to exercise self-help as provided in Article XIII, Section 2 hereof, the Board shall have the right, but shall not be obligated, to enter upon any property within the Community for emergency, security and safety reasons, which right may be exercised by the manager and all policemen, firemen, ambulance personnel and similar emergency personnel in the performance of their respective duties. Except in an emergency situation, entry shall only be during reasonable hours and after notice to the Owner, and the entering party shall be responsible for any damage caused. This right of entry shall include the right of the Board to enter to cure any condition which may increase the possibility of a fire, slope erosion or other hazard in the event an Owner or Occupant fails or refuses to cure the condition upon request by the Board.

Section 7. Easements for Entry Features and Street Signs. There is hereby reserved to the Declarant, the Association, and the designees of either, an easement over and upon all of the Community for ingress to, egress from, installation, construction, landscaping and maintenance of streetscapes, entry features and street signs for the Community, including without limitation those areas of the Community labeled as a "streetscape" area on any plat for the Community, recorded by Declarant in the land records of the county where the Community is located. The easement and right herein reserved shall include the right to cut, remove and plant trees, shrubbery, flowers and other vegetation around all entry features and/or within any such "streetscape" area and the right to grade the land under and around the entry features or within the "streetscape" areas.

Section 8. Omitted.

Section 9. Easements for Driveway Turnaround. Each Lot is hereby granted an appurtenant easement for encroachment onto adjacent Lots to a distance of not more than five (5) feet from the common boundary or boundaries with the adjacent Lots. This easement is for the sole purpose of the placement, existence, use and maintenance of a driveway turnaround as originally constructed on and to serve the Lot. If the driveway turnaround on and serving the Lot is originally constructed so as not to utilize portions of this easement, the portions of this easement not utilized (which could be all of this easement, as the case may be) shall terminate and be null and void forever and of no further force and effect at any time.

This easement shall be for the benefit of the Owner of the Lot served by a driveway turnaround originally constructed in whole or in part on an adjacent Lot and shall be solely for access to, and ingress and egress to and from, such Owner's Lot by such Owner and his or her family members, invitees and designees in, upon, over and across the driveway turnaround serving such Owner's Lot. No other Person shall be allowed to change, alter or diminish the rights of the Owner of the Lot benefited by this easement to the use and enjoyment of the driveway turnaround serving such Owner's Lot. The driveway turnaround shall be cleaned, maintained, repaired and replaced by the Owner of the Lot served by the driveway turnaround. However, the Owner of the Lot served by the driveway turnaround shall not in any way expand this easement/encroachment after initial construction on the Lot. No fence or other obstructions

shall be constructed within said five foot (5') area (except those constructed by Declarant, if any) which would prohibit users of the adjacent Lot from using this easement.

Section 10. Easements for Encroachments. The dwellings located on the Lots may have certain eaves, roof overhangs, building materials and other structures attached to the walls and roofs of such dwellings which may encroach over or extend into the air space, improvements and/or real property located on adjoining or continuous Lots and/or Common Property so long as such encroachments do not violate the Raleigh City Code. All of the Lots and the Common Property shall be subject to easements for encroachments and for the maintenance, repair and replacement thereof as a result of construction, reconstruction, repair, renovation, restoration, shifting, settlement or movement so long as such encroachment exists and is permitted by the Raleigh City Code. If any such Lot, including any dwelling located thereon, is damaged or destroyed as a result of fire or other casualty or as a result of condemnation or eminent domain proceedings, the Owner of such Lot shall have an easement to reconstruct such encroachments in accordance with the Raleigh City Code and in connection with the reconstruction of such dwelling. Easements shall also exist for encroachment upon the Common Property and/or Lots as necessary for the express purpose of maintenance, repair and restoration of any Lot or structure located thereon. The easements shall be used only for such period of time as is reasonably necessary in order to complete the needed maintenance, repair and restoration. The Owner of the Lot exercising the easement right shall be liable for the prompt repair of any damage to the property over which the easement is exercised which is caused by the maintenance, repair or restoration work. The damaged portions of such property shall be restored to substantially the same condition as existed prior to the damage.

Section 11. Easement for Private Street, Sidewalks and Signs. Declarant hereby grants, conveys, declares, creates, imposes and establishes a perpetual, nonexclusive right-of-way easement for vehicular and pedestrian access, ingress and egress over and across the private streets, alleys and drives as depicted on the recorded subdivision plats for the Community, including, without limitation, the areas designated thereon as "20' Private Driveway Easement." The right-of-way easement herein granted shall permit joint usage of such easement by (a) the Owners and Occupants, (b) the legal representatives, successors and assigns of the Owners, and (c) invitees and licensees of the Owners and Occupants. Declarant hereby expressly reserves for itself, its successors and assigns, all rights and privileges incident to the ownership of the fee simple estate of any such easement area which are not inconsistent with the rights and privileges herein granted, including, without limitation, the right to maintain one or more proprietary signs on the easement area and the right to grant additional nonexclusive easements to third parties, over, under and across the easement area. Declarant hereby reserves for the benefit of Declarant and grants to Approved Builder and to the Association as Common Property, the perpetual nonexclusive right and easement upon, over and across the private streets, alleys and drives for the installation, maintenance, and use of such streets, alleys, drives, sidewalks, traffic directional signs, grading for proper drainage, and related activities and improvements.

Section 12. Mailbox and Trash Receptacle Easement. The Declarant hereby declares, creates, imposes and establishes a non-exclusive joint and reciprocal easement in perpetuity over and across an area five (5) feet wide running along and contiguous to the boundary line of the private streets in the Community as shown on the recorded subdivision plats for the Community for the installation of and use and enjoyment of mailboxes and the placement of trash receptacles for pickup. Each mailbox shall be of a standard type as approved under Article VI hereof.

Section 13. Easement for Drainage. There is hereby reserved by the Declarant and granted to the Association an easement upon, across, above and under all stormwater drainage easement areas as shown on the recorded subdivision plat(s) for the Community for access, ingress, egress, installation, alteration, repairing, replacing, and maintaining the stormwater drainage system and related facilities serving the Community or any portion thereof. This easement shall include the right to construct and maintain catch basins, retention ponds, detention ponds, drainage swales, storm sewers, storm drains, sloping banks, cut or fill. In addition, there is hereby reserved to the Declarant and granted to the Association a blanket easement across all Lots for creating and maintaining satisfactory drainage in the Community (but without obligation on the part of Declarant); provided, however, such easement area shall not include any portion of a Lot within the outer perimeter of the dwelling structure. It is anticipated that increased stormwater run-off across downstream Lots will result from the construction of impervious surface within the Community. Neither the Declarant, the Association, any Neighborhood Association nor any builder or Owner constructing according to plans and specifications approved or deemed approved under Article VI hereof shall have any liability to any Owner due to the increased flow or increased velocity of surface water resulting from such construction.

Section 14. Lot Owner - Easement for Utilities. Declarant hereby establishes for the benefit of each Lot a nonexclusive easement for installation, maintenance, repair, replacement and use of all pipes, wires, cables, conduits, utility lines, flues and ducts serving such Lot and situated in, on or under any other Lot or the Common Property. The Board of Directors, and without a vote of the Owners, shall have the right, power and authority to grant permits, licenses, utility easements, and other easements, permits or licenses necessary or desirable for the proper maintenance or operation of the Community under, through, or over the Lots, and the Common Property as may be reasonably necessary to or desirable for the ongoing operation of the Community. In the event that any Owner desires access to the attic or other areas of another Lot to install, maintain, repair or replace any utility pipe, wire, cable, conduit, utility line, flue or duct, the Owner shall contact the Owners of such Lot(s) at least two (2) days in advance of the date that access is needed and attempt to agree on a convenient date and time for access by the Owner and the Owner's contractors. Access in emergency situations shall be granted immediately upon request. Any Owner of a Lot to which access is needed under this Section shall not unreasonably withhold, condition or delay such access. Rights exercised pursuant to this easement shall be exercised with a minimum of interference to the quiet enjoyment of affected Lots, reasonable steps shall be taken to protect such Lots and the property of the

Owners and Occupants thereof, and damage shall be repaired by the Person causing the damage at its sole expense.

Article XIII **General Provisions**

Section 1. Enforcement. Each Owner and every Occupant of a Lot shall comply strictly with the Bylaws, the rules and regulations, the use restrictions, as they may be lawfully amended or modified from time to time, and with the covenants, conditions and restrictions set forth in this Declaration and in the deed to his or her Lot, if any. The Board of Directors may impose fines or other sanctions, which shall be collected as provided herein for the collection of assessments. Failure to comply with this Declaration, the Bylaws or the rules and regulations shall be grounds for an action to recover sums due for damages or injunctive relief, or both, maintainable by the Board of Directors, on behalf of the Association, or, in a proper case, by an aggrieved Owner. Failure by the Association or any Owner to enforce any of the foregoing shall in no event be deemed a waiver of the right to do so thereafter. The Board shall have the right to record in the appropriate land records a notice of violation of the Declaration, Bylaws, rules and regulations or use restrictions and to assess the cost of recording and removing such notice against the Owner who is responsible (or whose Occupants are responsible) for violating the foregoing.

Section 2. Self-Help. In addition to any other remedies provided for herein, the Association or its duly authorized agent shall have the power to enter upon a Lot or any portion of the Common Property to abate or remove, using such force as may be reasonably necessary, any structure, thing or condition which violates this Declaration, the Bylaws, the rules and regulations or the use restrictions. Unless an emergency situation exists, the Board shall give the violating Lot Owner ten (10) days' written notice of its intent to exercise self-help. Notwithstanding the foregoing, vehicles may be towed after reasonable notice. All costs of self-help, including reasonable attorney's fees actually incurred, shall be assessed against the violating Lot Owner and shall be collected as provided for herein for the collection of assessments.

Section 3. Duration. The covenants, conditions, restrictions and easements contained in this Declaration shall run with and bind the Community, and shall inure to the benefit of and shall be enforceable by the Association, the Declarant and any Owner, their respective legal representatives, heirs, successors, and assigns, perpetually, until terminated by the agreement of the Owners of at least eighty (80%) percent of the Lots as provided in the North Carolina Planned Community Act. Every purchaser or grantee of any interest (including, without limitation, a security interest) in any real property subject to this Declaration, by acceptance of a deed or other conveyance therefor, thereby agrees that such provisions of this Declaration may be extended and renewed as provided in this Section.

It is the intention of the Declarant that the Declaration exist and continue until terminated as provided herein, and that it constitute an exception to any automatic termination or expiration provision that might be applicable under the Real Property Marketable Title Act as contained in

Chapter 47B of the North Carolina General Statutes, or under any successor or replacement statute or any other applicable law that would or could terminate the Declaration other than in the manner provided for termination herein. Accordingly, the Association, in its discretion, may at any time and from time to time, re-record in the land records of the county where any portion of the Community is located the Declaration or some memorandum or other notice hereof in order to continue the Declaration in full force and effect and/or to qualify the Declaration as an exception to any such automatic termination or expiration provision of the Real Property Marketable Title Act or any other applicable law.

Section 4. Amendment. This Declaration may be amended unilaterally at any time and from time to time by Declarant (a) if such amendment is necessary to bring any provision hereof into compliance with any applicable governmental statute, rule, or regulation or judicial determination which shall be in conflict therewith; (b) if such amendment is necessary to enable any reputable title insurance company to issue title insurance coverage with respect to the Lots subject to this Declaration; (c) if such amendment is required by an institutional or governmental lender or purchaser of Mortgage loans, including, for example, the Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, to enable such lender or purchaser to make or purchase Mortgage loans on the Lots subject to this Declaration; or (d) if such amendment is necessary to enable any governmental agency or reputable private insurance company to guarantee or insure Mortgage loans on the Lots subject to this Declaration; provided, however, any such amendment shall not adversely affect the title to any Owner's Lot unless any such Lot Owner shall consent thereto in writing. Further, so long as Declarant has the right unilaterally to subject additional property to this Declaration as provided in Article X hereof, Declarant may unilaterally amend this Declaration for any other purpose; provided, however, any such amendment shall not materially adversely affect the substantive rights of any Lot Owner hereunder, shall not adversely affect title to any Lot without the consent of the affected Lot Owner, and if affecting any of the provisions of Article XIV of this Declaration, shall not be effective without the prior written consent of the Raleigh City Attorney or his/her deputy.

In addition to the above, this Declaration may be amended upon the affirmative vote or written consent, or any combination thereof, of Owners of at least two-thirds (2/3) of the Lots and the consent of Declarant (so long as the Declarant owns any property for development and/or sale in the Community or has the right unilaterally to annex additional property to the Community). Amendments to this Declaration shall become effective upon recordation, unless a later effective date is specified therein. No provision of this Declaration which reserves or grants special rights to the Declarant and/or its affiliates, and/or to Approved Builder and/or its affiliates, shall be amended without the prior written consent of any of the foregoing affected by such amendment, so long as the Declarant and/or Approved Builder and/or the affiliates of either, as the case may be and as applicable, own any property primarily for development and/or sale in the Community or subject to annexation to the Community. No amendment to this Declaration affecting the provisions of Article XIV hereof shall be effective without the prior written consent of the Raleigh City Attorney or his/her deputy.

Section 5. Gender and Grammar. The singular, wherever used herein, shall be construed to mean the plural, when applicable, and the use of the masculine pronoun shall include the neuter and feminine.

Section 6. Severability. Whenever possible, each provision of this Declaration shall be interpreted in such manner as to be effective and valid, but if the application of any provision of this Declaration to any Person or to any property shall be prohibited or held invalid, such prohibition or invalidity shall not affect any other provision or the application of any provision which can be given effect without the invalid provision or application, and, to this end, the provisions of this Declaration are declared to be severable.

Section 7. Captions. The captions of each Article and Section hereof, as to the contents of each Article and Section, are inserted only for convenience and are in no way to be construed as defining, limiting, extending, or otherwise modifying or adding to the particular Article or Section to which they refer.

Section 8. Conveyance of Property to Association; No Implied Rights. Declarant and its affiliates may transfer or convey to the Association at any time and from time to time any personal property and any interest in improved or unimproved real property. Such conveyance shall be accepted by the Association, and the property shall thereafter be Common Property to be maintained by the Association for the benefit of all or a part of its members. So long as Declarant owns any property primarily for development and/or sale in the Community or has the right unilaterally to annex additional property, Declarant may, upon written notice to the Association, require the re-conveyance by the Association to the Declarant, or its designee, of any Common Property or any portion thereof, improved or unimproved, at no charge to Declarant or its designee, without a vote of the Owners/members of the Association, if the Common Property or portion thereof is: (i) found by Declarant to have been conveyed in error, (ii) needed by the Declarant in order to make adjustments in property boundary lines, or (iii) reasonably determined by Declarant to be needed due to changes in the overall scheme of development for the Community. No such re-conveyance of Common Property, or any portion thereof, to the Declarant can be effective without the prior written consent of the Raleigh City Attorney or his/her deputy.

The Association hereby constitutes and appoints Declarant and its assigns as the Association's agent and attorney-in-fact to accept/make on behalf of the Association any such conveyances and reconveyances and to execute on behalf of the Association any and all documents, including, without limitation, deeds and transfer tax declaration forms, necessary or convenient to effectuate and document any of the foregoing conveyances and reconveyances, and all of the acts of such attorney-in-fact are hereby ratified. The power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise.

Declarant, and its affiliates shall not be required to make any improvements whatsoever to property to be conveyed and accepted pursuant to this Section, and Declarant and its affiliates shall have no duty or obligation to convey any property or property rights to the Association,

regardless of whether or not any such property has been made available for the use of Owners. The Association shall also accept assignment of, and shall assume and agree to perform, any contracts entered into by Declarant and its affiliates for the benefit of the Association, its members or the Owners, including, without limitation, stormwater replacement protection easement and access maintenance agreement and installment replacement contribution and all types of utility easements; provided, however, that any contract entered into on behalf of the Association but before the directors elected by the Owners takes office is not bona fide or was unconscionable to the Owners at the time entered into under the circumstances then prevailing, may be terminated without penalty by the Association at any time after the directors elected by the Owners takes office upon not less than 90 days notice to the other party.

Declarant may reserve, by condition, restriction, lease, license, easement or otherwise, such rights of use and enjoyment in and to all or any portion of the property conveyed as Declarant may reasonably require, so long as such reservation is not materially inconsistent with the overall scheme of development for the Community. Neither the recordation of any subdivision plat, nor the use by Owners or maintenance by the Association of any property, shall create any rights, easements or licenses in the Association or the Owners, express or implied, unless or until any such property, rights, easements or licenses are conveyed to the Association or the Owners, as the case may be, by an instrument recorded in the Office of the Register of Deeds of the county or counties where the property is located.

Section 9. Perpetuities. If any of the covenants, conditions, restrictions or other provisions of this Declaration shall be unlawful, void or voidable for violation of the rule against perpetuities, then such provisions shall continue only until twenty-one (21) years after the death of the last survivor of the now living descendants of Elizabeth II, Queen of England.

Section 10. Indemnification. In accordance with, and to the full extent allowed by, the North Carolina Nonprofit Corporation Act, the Association shall indemnify every Person who was or is a party or who is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the Association), by reason of the fact that such Person is or was serving as a director or officer of the Association against any and all expenses, including attorney's fees, imposed upon or reasonably incurred in connection with any action, suit or proceeding, if such Person acted in a manner reasonably believed to be in or not opposed to the best interests of the Association and, with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful. Any indemnification hereunder shall be made by the Association only as authorized in a specific case upon a determination that indemnification of the Person is proper under the circumstances.

Section 11. Omitted

Section 12. Books and Records.

(a) **Inspection by Members and Mortgagees.** This Declaration, the Bylaws, copies of rules and use restrictions, membership register, books of account and minutes of meetings of the

members of the Board and of committees shall be made available for inspection and copying by any member of the Association by his duly appointed representative and by holders, insurers or guarantors of any first Mortgage at any reasonable time and for a purpose reasonably related to his or her interest as a member of the Association or holder, insurer or guarantor of a first Mortgage at the office of the Association or at such other reasonable place as the Board shall prescribe.

(b) Rules for Inspection. The Board shall establish reasonable rules with respect to:

- (i) notice to be given to the custodian of the records;
- (ii) hours and days of the week when such an inspection may be made; and
- (iii) payment of the cost of reproducing copies of documents.

(c) Inspection by Directors. Every director shall have the absolute right at any reasonable time to inspect all books, records and documents of the Association and the physical properties owned or controlled by the Association. The right of inspection by a director includes the right to make extra copies of documents at the reasonable expense of the Association.

Section 13. Financial Statements. Financial statements for the Association shall be compiled annually in the manner as the Board of Directors may decide; provided, however, after having received the Board's financial statements at the annual meeting, the Owners, by a Majority vote, may require that the financial statements of the Association be audited as a common expense by a certified public accountant. Upon written request of any institutional holder of a first Mortgage and upon payment of all costs associated therewith, such holder shall be entitled to receive a copy of the audited financial statements of the Association within ninety (90) days of the date of the request.

Section 14. Notice of Sale or Lease. In the event an Owner sells or leases his or her Lot, the Owner shall give to the Association, in writing, the name of the purchaser or lessee of the Lot and such other information as the Board may reasonably require.

Section 15. Agreements. Subject to the prior approval of Declarant, so long as the Declarant has an option to unilaterally subject additional property to this Declaration as provided in Article X above, all agreements and determinations, including settlement agreements regarding litigation involving the Association, lawfully authorized by the Board of Directors shall be binding upon all Owners, their heirs, legal representatives, successors, assigns and others having an interest in the Community or the privilege of possession and enjoyment of any part of the Community.

Section 16. Variances. Notwithstanding anything to the contrary contained herein, the Board of Directors or its designee shall be authorized to grant individual variances from any of the provisions of this Declaration, the Bylaws and any rule, regulation or use restriction promulgated pursuant thereto if it determines that waiver

of application or enforcement of the provision in a particular case would not be inconsistent with the overall scheme of development for the Community; provided, however, that the Board of Directors or its designee is not authorized to grant individual variances from any of the provisions contained in Article XIV of this Declaration.

Section 17. Litigation. No judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by at least seventy-five percent (75%) of the Total Association Vote. This Section shall not apply, however, to (a) actions brought by the Association to enforce the provisions of this Declaration (including, without limitation, the foreclosure of liens), (b) the imposition and collection of assessments as provided in Article IV hereof, (c) proceedings involving challenges to ad valorem taxation, (d) counterclaims brought by the Association in proceedings instituted against it, or (e) actions brought by the Association against any contractor, vendor, or supplier of goods or services arising out of a contract for goods or services to which the Association is a party. This Section shall not be amended unless such amendment is made by the Declarant pursuant to Article XIII, Section 4 hereof, or is approved by the percentage votes, and pursuant to the same procedures, necessary to effectuate any such right or privilege.

Section 18. Implied Rights. The Association may exercise any right or privilege given to it expressly by this Declaration, the Bylaws, the Articles of Incorporation of the Association, any use restriction or rule, and every other right or privilege reasonably to be implied from the existence of any right or privilege given to it therein or reasonably necessary to effectuate any such right or privilege.

Section 19. Use of Recreational Facilities by Declarant and Nonmembers. For so long as Declarant has an option to unilaterally subject additional property to this Declaration as provided in Article X above, Declarant shall have the right to grant to persons who are not members of the Association the right to use the Community recreational facilities. The extent and duration of nonmember use and the fee to be charged therefor shall be determined solely by Declarant. **NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED HEREIN, THE DECLARANT SHALL ALSO HAVE THE EXCLUSIVE RIGHT TO USE PORTIONS OF THE COMMUNITY RECREATIONAL FACILITIES (INCLUDING THE CLUBHOUSE) AS A SALES CENTER FOR THE SALE OF LOTS IN THE COMMUNITY UNTIL ALL SUCH LOTS ARE SOLD, DURING WHICH TIME DECLARANT MAY DENY ACCESS TO ANY SUCH COMMUNITY RECREATIONAL FACILITIES (INCLUDING THE CLUBHOUSE) TO ANY AND ALL OWNERS AND OCCUPANTS.**

Section 20. Security.

(a) The Declarant, Approved Builder and the Association may, but shall not be obligated to, maintain or support certain activities within the Community designed to make the Community and the Lots safer than they otherwise might be. **HOWEVER, THE ASSOCIATION, THE DECLARANT, ITS PARTNERS AND AFFILIATES, ANY**

SUCCESSOR DECLARANT, AND THE OFFICERS, DIRECTORS, COMMITTEES, MEMBERS, SHAREHOLDERS, EMPLOYEES, AGENTS, SUCCESSORS AND ASSIGNS OF ANY OF THE FOREGOING, SHALL NOT IN ANY WAY BE CONSIDERED INSURERS OR GUARANTORS OF SECURITY WITHIN THE COMMUNITY, NOR SHALL ANY OF THE FOREGOING BE HELD LIABLE FOR ANY LOSS OR DAMAGE BY REASON OF FAILURE TO PROVIDE ADEQUATE SECURITY OR OF INEFFECTIVENESS OF SECURITY MEASURES UNDERTAKEN. NO REPRESENTATION OR WARRANTY IS MADE THAT ANY FIRE PROTECTION SYSTEM, BURGLAR ALARM SYSTEM OR OTHER SECURITY SYSTEM CANNOT BE COMPROMISED OR CIRCUMVENTED, NOR THAT ANY SUCH SYSTEMS OR SECURITY MEASURES UNDERTAKEN WILL IN ALL CASES PREVENT LOSS OR PROVIDE THE DETECTION OR PROTECTION FOR WHICH THE SYSTEM IS DESIGNED OR INTENDED. EACH OWNER ACKNOWLEDGES, UNDERSTANDS AND COVENANTS TO INFORM ITS TENANTS THAT THE ASSOCIATION, THE DECLARANT, ITS PARTNERS AND AFFILIATES ANY SUCCESSOR DECLARANT, AND THE OFFICERS, DIRECTORS, COMMITTEES, MEMBERS, SHAREHOLDERS, EMPLOYEES, AGENTS, SUCCESSORS AND ASSIGNS OF ANY OF THE FOREGOING ARE NOT INSURERS AND THAT EACH PERSON USING THE COMMUNITY ASSUMES ALL RISKS FOR LOSS OR DAMAGE TO PERSONS, TO PROPERTY, TO LOTS, AND TO THE CONTENTS OF LOTS AND THE STRUCTURE THEREON RESULTING FROM ACTS OF THIRD PARTIES.

Section 21. No Discrimination. No action shall be taken by the Declarant, Approved Builder, the Association or the Board of Directors which would discriminate against any person on the basis of race, creed, color, national origin, religion, sex, familial status or disability.

Section 22. Cumulative Effect; Conflict. The covenants, restrictions, and provisions of this Declaration shall be cumulative with those of any Neighborhood Declaration and the Association may, but shall not be required to, enforce the latter; provided, however, in the event of conflict between or among such covenants and restrictions, and the provisions of any articles of incorporation, bylaws, rules and regulations, policies, or practices adopted or carried out pursuant thereto, those of any Neighborhood Declaration or Neighborhood Association shall be subject and subordinate to those of this Declaration and the Association. In the event of a conflict between the provisions of this Declaration and the provisions of North Carolina law, then to the extent that the provisions of North Carolina law cannot be waived by agreement, North Carolina law shall control.

Section 23. No Infringement on Provisions of Article XIV. Nothing in this Declaration shall be construed to limit the exercise the rights of the Association or the City as established in Article XIV hereof. To the extent that any provisions of this Declaration are in conflict with provisions of Article XIV, the provisions of Article XIV shall control. Notwithstanding the above, this section may not be amended or deleted without the prior written consent of the City Of Raleigh, such consent to be provided by the City Attorney or his/her deputy.

Section 24. Maximum Height Limit for Structures. Except as otherwise permitted by applicable laws and regulations (including current or future zoning

ARTICLE XIV
RALEIGH CITY CODE REQUIREMENTS

PART A
DEFINITIONS AND GENERAL REQUIREMENTS

Section 1. Definitions. As used in this Article, the following words and terms have the following definitions, unless the context in which they are used clearly indicates otherwise (when any of these and other defined words or terms in this Article have an initial capital letter, however, it is not required that their use have initial capital letters in order to have the defined meaning). Some or all of the following words and terms may have the same definitions in other portions of this Declaration; if so, they are being repeated here for convenience; if not, as used in this Article, they have the definitions contained in this Article. Words and terms defined in other portions of this Declaration and not defined in this Article but used in this Article have the definition defined for them in such other portions of this Declaration, unless those definitions are superseded or modified as a result of the conflict rules set forth in Section 3 of this Part A (for example, words and terms defined by the Code and used in this Declaration have the definitions contained in the Code, notwithstanding that they may be defined differently in this Article or other portions of this Declaration; however, to the extent that a word or term is defined in this Article or other portions of this Declaration differently from how it is defined in the Code, and the definitions do not conflict, then both definitions are applicable). With respect to words and terms used herein, the singular shall include the plural, the plural shall include the singular, and one gender shall include all.

(a) "Act" is defined as the North Carolina Planned Community Act, as contained in Chapter 47F of the North Carolina General Statutes (or as contained in any successor portion of the North Carolina General Statutes), as the same exists from time to time. The Act is referred to herein from time to time as G.S.47F, with the particular section number following the G.S.47F reference (for example, G.S.47F-1-101). Words and terms used in this Article that are defined in the Act but not defined in the Code (for example, the term special declarant rights), have the definition contained in the Act.

(b) "Annexation Declaration" is defined as a document, by whatever name denominated, that is recorded for the purposes of annexing Annexed Property to this Declaration and causing such Annexed Property to be subject to the scheme of covenants, charges, conditions and restrictions contained in this Declaration and including any additional covenants, charges, conditions and restrictions contained in the Annexation Declaration.

(c) "Annexed Property" is defined as all real property annexed or subjected (those two terms being used interchangeably herein) to any part or all of the terms of this Declaration following the initial recording of this Declaration in the Registry.

(d) "Association" is defined as the nonprofit corporation organized and operated under the laws of the State of North Carolina as the property Owners association for the Properties. Sub-Association (if applicable) is defined as a nonprofit corporation organized and operated under the laws of the State of North Carolina as the property Owners association for a portion of, but not all of, the Properties. There may be one or more Sub-Associations (if applicable) with respect to the Properties. An example of a Sub-Association is a property Owners association for a townhouse development that is part of a cluster unit development which has an Association for the cluster unit development. All references herein to an Association that is, in fact, a Sub-Association, are deemed corrected accordingly.

(e) "Board" is defined as the board of directors of the Association, and is the Executive board as defined in the Act. The Board is responsible for the management and administration of the Association as provided for in this Declaration and in the Act.

(f) "City" or "City of Raleigh" is defined as the City of Raleigh, North Carolina, a North Carolina municipal corporation.

(g) "Code" is defined as the Raleigh City Code of Ordinances as it exists from time to time, and includes all duly adopted regulations, rules, directives, and policies of the City pursuant to or in furtherance of the Code.

(h) "Common Area" is defined as real property, together with any improvements situated thereon, intended for the common use and benefit of Owners and occupants of the Properties, however such real property is described on a plat or document recorded in the Registry. Common Area may be owned or leased by the Association or it may be owned by another Person with the Association having a right or easement therein (for example, part or all of a private stormwater drainage easement located on either a Lot or real property that is not part of the Properties and that serves more than one (1) Lot in the Properties or a right of the Association to use of a portion of a public street right-of-way pursuant to an encroachment agreement with the City). Common Areas include all of the following:

- (1) any private street and private walkways in the Properties (but excluding private walkways on and solely for the benefit of an individual Lot);
- (2) Stormwater Control Measures;
- (3) any water or sewer utility line that serves more than one Lot and which is either located outside public street rights-of-way or outside any City utility easement;
- (4) any site or facility designated a common area, common property open space, open space common area, amenity area, or other similar designation on any recorded plat or map of the Properties, or in this Declaration;
- (5) any Code-required shared facility or Open Space for the Properties, except for Open Space owned by the City;
- (6) any public road right-of-way dedicated to the public on plats and maps of the Properties recorded in the Registry but not accepted for public Maintenance by the appropriate Governmental Entity. Provided, however, that the fact that a street or road has not been accepted by the applicable Governmental Entity shall not relieve the Declarant of the obligation to take such action as is necessary to have it accepted. The Association has the right to enforce this Declarant obligation, and the Declarant shall be liable to the Association for all costs and expenses, including court costs and reasonable attorney's fees, incurred by the Association in connection with such unaccepted street improvements and enforcement of its rights against Declarant hereunder; and
- (7) any object or improvement located on, under, in or over public property or public right-of-way which object or improvement is subject to an encroachment agreement with a Governmental Entity that is recorded in the Registry, and may include: signs, landscaping, irrigation facilities, drain pipes, decorative surfaces and brick pavers.

Common Area that is owned by or subject to being Maintained by a Sub-Association is Sub-Association Common Area, even if it is referred to in this Declaration or in any recorded plat of the Properties as Common Area instead of Sub-Association Common Area. Common Area, if any, established by the Declarant or the Association for the benefit of fewer than all of the Owners and occupants of the Properties is Limited Common Area, and such Limited Common Area and the Owners and occupants of the applicable portion of the Properties for whose benefit the Limited Common Area exists are subject to the same Code provisions as those applicable to Common Area. All references herein or in any recorded plat of the Properties to Common Area that is, in fact, Limited Common Area, are deemed corrected accordingly. Sub-association Common Area, if any, owned by or subject to being Maintained by a Sub-Association for the benefit of fewer than all of the Owners and occupants of the applicable portion of the Properties is Sub-Association Limited Common Area, and such Sub-

Association Limited Common Area and the Owners and occupants of the applicable portion of the Properties for whose benefit the Sub-Association Limited Common Area exists are subject to the same Code provisions as those applicable to Sub-Association Common Area. All references herein or in any recorded plat of the Properties to Limited Common Area or Sub-Association Limited Common Area that is, in fact, Common Area or Sub-Association Common Area, are deemed corrected accordingly.

(i) "Common Expense" is defined as all of the expenses incurred by the Association in furtherance of its rights and responsibilities under the Act, the Code, and the Governing Documents and including specifically, but without limitation, all of the following: (Expenses for the Maintenance of Limited Common Area are Limited Common Expenses, which is a subcategory of Common Expense.)

- (1) All sums lawfully assessed by the Association against its Members;
- (2) Expenses of the Common Area and administration, inspection and Maintenance of the Common Area;
- (3) Expenses classified as Common Expenses under the Act, the Code, or under the provisions of this Declaration or other Governing Documents;
- (4) Expenses for acquisition, Maintenance, repair, restoration, replacement, use and operation of personal property owned or leased by the Association for the benefit of the Members;
- (5) Premiums for property, liability or such other insurance premiums as this Declaration or other Governing Documents may require the Association to purchase;
- (6) Ad valorem taxes and public assessment and charges lawfully levied against any Common Area owned in fee simple by the Association;
- (7) Fees or charges for utilities used in connection with the Common Area;
- (8) Any unpaid Association assessment following the foreclosure of a first mortgage or first deed of trust or an assessment lien;
- (9) Allocations to reserve funds;
- (10) Payments owed to the City pursuant to any Stormwater Agreement, except for payments in such Stormwater Agreement owed to the City by the Defendant;
- (11) Fees for services engaged by the Association;
- (12) Costs and expenses for which the Association is obligated under any encroachment agreement or other agreement with the City or other Governmental Entity;
- (13) Financial obligations of the Association or financial obligations of Members with respect to which the Association has responsibility for collection and payment;
- (14) Expenses incurred by the Association in performing its functions and providing services, including operating, management, enforcement and administrative expenses; and
- (15) Expenses agreed by the Members to be Common Expenses of the Association.

(j) "Declarant" is defined as Locoland, LLC, its successors and assigns.

(k) "Declarant Annexation Date" is defined as the last date and time on which the Declarant has the right to annex real property to this Declaration without the consent or joinder of any Person other than the City, which date is 5:00 p.m. on the date fifteen (15) years following the date of this Declaration (or, if no date is entered in the blank space, is 5:00 p.m. on the date that is seven (7) years following the date of the recording of this Declaration). The timeliness of an Annexation Declaration is determined by the date of its recordation as stamped by the Registry notwithstanding its date of execution.

(l) "Declarant Control Period" is defined as any period of Declarant control of the Association, as provided in 47F-3-103(d) of the Act and established in this Declaration (which may include a vote allocation that gives Declarant, by itself, sufficient voting power to elect members of the Board).

(m) "Declaration" is defined as the document, however denominated, which contains this Article, together with all exhibits and amendments to the document.

(n) "Fiscal Year" is defined as the calendar year until such time as the Board, by appropriate resolution, establishes a different Fiscal Year for the Association.

(o) "Governing Documents" is defined as all of the following: this Declaration; the Articles of Incorporation and Bylaws of the Association; architectural guidelines and bulletins and rules and regulations of the Association; Annexation Declarations; and other declarations of restrictive or protective covenants applicable to the Properties; and all Sub-Association documents (with respect to those portions of the Properties subject to such Sub-Association documents), as the same may be amended, restated or supplemented from time to time.

(p) "Governmental Entity" is defined as the City, the Counties of Wake and Durham, North Carolina, the State of North Carolina, the United States of America and all other governmental entities and quasi-governmental entities that have jurisdiction over the Properties or any part thereof, and all applicable departments and agencies of any of them, whichever Governmental Entity or entities is/are applicable.

(q) "Include" or "Including" is defined as being inclusive of, but not limited to, the particular matter described, unless otherwise clearly obvious from the context.

(r) "Lot" is defined as any numbered or lettered portion of the Properties, together with any improvements thereon, which is shown upon any recorded plat of any part or all of the Properties, and which is not any of the following: dedicated street rights-of-way; Common Area; Open Space owned in fee simple by the Association; greenway or park lands owned in fee simple by the City.

(s) "Maintain", "Maintenance", "Maintaining", or any similar term used herein is defined to include any one or more of the following, as the context requires: acquisition, purchase, construction, re-construction, installation, maintenance, inspection, examination, upkeep, cleaning, renewal, alteration, repair, replacement, repainting, remodeling, restoration, removal, improvement, administration, operation, use, planting, mowing, cutting, trimming, pruning, fertilizing, watering and preservation. Provided, however, this definition is not applicable to Section 8 of Part A of this Article.

(t) "Member" is defined as each Person who or which holds membership in the Association.

(u) "Mortgagee" is defined as the beneficiary or payee under any mortgage or deed of trust, and the terms mortgage and deed of trust are deemed to refer to both mortgages and deeds of trust.

(v) "Open Space" is defined as open space areas shown on preliminary subdivision plans filed with the City and delineated on any recorded plat of the Properties or the open space areas required by the Code or by the conditional use zoning of the Properties for the perpetual benefit of the Owners. Open Space areas required under the Code are required as compensation for the flexible lot dimensions allowed on part or all of the Properties and Open Space areas in Conditional Use Zoning Districts may be required as consideration for such conditional use zoning. Accordingly, Open Space may not be conveyed except in strict compliance with the Code. Under the Code, Open Space may be owned by the Association, a Sub-Association, or by the City. Open Space owned by the Association or a Sub-Association is Common Area or Sub-Association Common Area, as appropriate.

(w) "Operating Deficit" is defined as the difference between the total amount of the annual assessments for a Fiscal Year levied on all Lots and the amount of actual expenditures by the Association during the Fiscal Year for Common Expenses, including funding of reserves, but excluding (i) amounts levied against a Lot, but which are not paid, and (ii) special assessments for capital improvements.

(x) "Owner" is defined as the record Owner, whether one or more Persons, of fee simple title to any Lot, and shall include Declarant as to any Lot owned by Declarant. "Owner" shall not include any Person who holds an interest in a Lot merely as security for the performance of an obligation or as a tenant.

(y) "Person" is defined to include any natural person, corporation, business trust, estate, trust, partnership, limited liability company, association, joint venture, Governmental Entity (including the City), or other entity.

(z) "Properties" is defined as all of the real property subject to any part or all of the terms of this Declaration. The amount of acreage of the Properties at the time of the recording of this Declaration is 21.24 acres.

(aa) "Registry" is defined as the office of the Register of Deeds (or any successor office under applicable law) for the North Carolina County or Counties in which deeds, plats, easements, mortgages and deeds of trust for the Properties are recorded. All references herein to recording or to any requirement to record a document or plat refer to recording in the Registry of the County or Counties in which the applicable portion of the Properties is situated.

(ab) "Stormwater Agreement" is defined as any agreement recorded in the Registry among the Declarant, the Association, and the City, or between the Declarant and the City, or between the Association and the City, relating to Stormwater Control Measures for the Properties or any part thereof, and includes all amendments and supplements to such agreements. A Stormwater Agreement with the City includes the Stormwater Replacement Protection Easement and Access Maintenance Agreement and Installment Replacement Contribution Contract and the Stormwater Replacement Protection Easement and Access Maintenance Agreement and Lump Sum Replacement Contribution Contract (those names being subject to change from time to time under the Code).

(ac) "Stormwater Control Measures" or "Stormwater Control Facilities", such terms being used interchangeably herein and in the Stormwater Agreement, is defined as one or more of the following devices and measures, together with associated private stormwater drainage easements (however identified on a plat or in a document) that serves the Properties: conduits, inlets, channels, pipes, level spreaders, ditches, grassed swales, sand filters, wetponds, dry detention basins, wetlands, permanently protected undisturbed open space areas, bio-retention areas, retention or detention ponds, and other devices and measures, necessary to collect, convey, store, and control stormwater runoff and pollutants for more than one (1) Lot in the Properties, and which are located outside public street rights-of-way and City drainage easements. Private stormwater drainage easements that serve more than one (1) Lot in the Properties, however identified on a recorded plat or in a recorded document, are deemed to be dedicated to the Association for the benefit of the Properties or applicable portion thereof. All Stormwater Control Measures are Common Area or Limited Common Area, or Sub-Association Common Area or Sub-Association Limited Common Area, as applicable.

(ad) "Stormwater Operations Maintenance Manual and Budget" is defined as that manual; however named, attached to and incorporated into the Stormwater Agreement as an exhibit for the Maintenance of Stormwater Control Measures and the payment of the costs thereof.

Section 2. Applicability. The Properties, this Declaration and the other Governing Documents are subject to the ordinances, regulations, and rules of the City, and shall be construed in accordance with all of the applicable provisions of the Code, whether or not such Code provisions are specifically referenced in this Declaration. There may be certain provisions of the Code that apply to all of the Properties and certain provisions of the Code that apply only to certain portions of the Properties (for example, provisions of the Code relating to private streets apply only to those portions of the Properties that contain private streets). It shall be the responsibility of the Association and each Owner of each portion of the Properties to comply with all provisions of the Code applicable to such portion of the Properties, whether or not any approval, disapproval, waiver or variance of the terms of this Declaration with respect to such portion of the Properties has been given by the Declarant or its authorized agent, the Board, any committee of the Board, or any other Person who has the authority to give such approval, disapproval, waiver or variance.

Section 3. Conflicts.

(a) Some or all of the Properties may be subject to the provisions of the Act. To the extent that Properties are subject to the Act, the provisions of the Act control over any inconsistent provisions of this Declaration, any Annexation Declaration or any other Governing Documents.

(b) The provisions of the Code control over any inconsistent provisions of this Declaration, any Annexation Declaration or any other Governing Documents. As applicable provisions of the Code are amended, modified, revised, deleted, or moved to different sections, this Declaration and all Annexation Declarations are deemed to be revised so as to conform to the provisions of the Code as they exist from time to time and are applicable to the Properties or any part thereof. Provided, however, any provision of this Declaration or any Annexation Declaration that is more restrictive than an applicable provision of the Code (for example, a building setback distance required by this Declaration or an Annexation Declaration that is greater than that required by the Code) is not an inconsistent provision of this Declaration unless the Code specifically provides otherwise, and is not deemed revised to conform to the Code.

(c) The provisions of this Article control over any inconsistent provisions of any other portion of this Declaration, any Annexation Declaration or any other Governing Documents.

(d) The provisions of this Declaration control over any inconsistent provisions of any other Governing Documents, except as to matters of compliance with the North Carolina Nonprofit Corporation Act, in which event the Articles shall control.

Section 4. Amendment of Declaration. Amendments to this Declaration are valid from the later of the time of recording in the Registry or such later date specified in the amendment. When City approval of an amendment is required by the Code or by a provision of this Declaration (including this Article), City approval shall be evidenced by the signature of the Raleigh City Attorney or his/her Deputy on the recorded original or copy of the amendment. Any amendment of this Article of this Declaration must have prior City approval. Any amendment of this Article or any other provision of this Declaration that requires City approval is void *ab initio* if recorded without the required City signature.

Section 5. Assessments.

(a) **Obligation for Assessments.** Each Owner, by execution of this Declaration or by acceptance of a deed or other instrument conveying title to a Lot, whether or not it shall be so expressed therein, is deemed to consent and agree to pay to the Association (or to any Person who may be designated by the Association to collect such

monies) all assessments and other charges required by this Declaration, including the following: (1) annual assessments; (2) working capital assessments; (3) stormwater assessments created and established pursuant to Part B of this Article; (4) special assessments; (5) fines for violations of the provisions of this Declaration or other Governing Documents or assessments levied against Owners for misuse and damage to the Common Areas by the Owners or their family members, tenants, agents, contractors and guests; (6) individual assessments for any expense under the Code or this Declaration which the Association becomes obligated to pay and pays on behalf of an Owner; (7) late payment charges, interest on unpaid assessments, costs of collection, including without limitation, court costs, service charges, and attorney's fees as provided in the Act, and charges for dishonored checks; all as established by the Board from time to time; and (8) all other assessments and charges imposed or allowed to be imposed by this Declaration.

The Association at all times has the right to include as part of the assessments or other charges applicable to the Properties and the Owners thereof such amounts as are required to pay all Common Expenses and all financial obligations of the Association imposed by the Code either (i) directly on the Association, or (ii) indirectly on the Association by imposition of the financial obligation on some or all of the Owners, with the Association having responsibility for collection and payment to the City.

(b) Purpose of Assessments. The annual assessment primarily is for the purpose of funding the Common Expenses of the Association, including monies allocated for reserve funds, for the Fiscal Year to which it applies and in accordance with the budget for that Fiscal Year adopted by the Association, although such assessments may be used for payment of any Common Expenses as determined by the Board. All budgets of the Association shall be proposed in good faith and with the intent to cover all reasonably necessary Common Expenses for the applicable Fiscal Year of the Association, including monies allocated for reserve funds.

(c) Budgets; Amount of Assessments. The Association is at all times empowered to levy assessments against the Lots and the Owners of Lots within the Properties for the payment of Common Expenses.

Notwithstanding the foregoing, for calendar year 2008, the annual assessment per Lot is \$400.00. The "Maximum Annual Assessment" for each subsequent Fiscal Year for purposes of voting percentages to ratify the budget is 110% of the amount of the annual assessment for the immediately preceding Fiscal Year.

The Board of Directors shall adopt a proposed budget for the Association at least annually. Within thirty (30) days after the adoption of the proposed budget, the Board of Directors shall send a copy of the proposed budget to the Members and shall give written notice to the Members of a meeting of the Members to consider ratification of the budget, such meeting to be held not sooner than ten (10) days nor more than sixty (60) days after the mailing of such notice. Such meeting may, but need not be, combined with the annual meeting of the Members. There shall be no requirement that a quorum be present to vote on ratification of the budget (although a quorum must be present to vote on other matters). The budget shall be deemed ratified unless at that meeting Members having a majority of the votes of the entire membership vote to reject the budget; provided, however, if the budget provides for an annual assessment per Lot not in excess of the Maximum Annual Assessment in effect for that Fiscal Year of the Association, such budget shall be deemed ratified unless Members having at least eighty percent (80%) of the votes of the entire membership vote to reject the budget. If any proposed budget is rejected by the Members, the budget last ratified by the Members shall be continued until such time as the Members ratify a subsequent budget proposed by the Board.

The provisions of this subsection shall not apply to, nor shall they be a limitation upon, any change in the annual assessment or the Maximum Annual Assessment incident to a merger or consolidation as provided in §47F-2-121 of the Act.

(d) Effect of Non-Payment; Remedies. No Owner shall be exempt from liability for any assessment provided for herein for reason of non-use of the Common Area or such Owner's Lot, or abandonment or leasing of such Owner's Lot, or unavailability of the use or enjoyment of the Common Area.

All assessments and other charges shall be established and collected as provided in this Declaration. All assessments and other charges remaining unpaid for thirty days (30) days or longer, together with late charges, interest, and the costs of collection thereof, including attorney's fees, shall be charge on the Owner's Lot as provided in G.S.47F-3-116 of the Act and, upon filing of a claim of lien in the office of the clerk of superior court of the county in which the Lot is located in the manner provided in G.S.47F-3-116(g), shall be a continuing lien upon the Lot against which such assessment is made until paid in full. The lien may be foreclosed by the Association in any manner permitted under the Act or by law. When the holder of a first mortgage or first deed of trust of record or other purchaser of a Lot who obtains title to the Lot as a result of a foreclosure of a first mortgage or first deed of trust, such purchaser and its heirs, successors, and assigns shall not be liable for the assessments and other charges against such Lot which became due prior to the acquisition of title to such Lot by such purchaser. Each assessment and other charges due hereunder, together with late charges, interest, the costs of collection thereof, including attorney's fees, shall also be the personal obligation or corporate obligation of each Person who was Owner of the Lot at the time when the assessment or other charge first became due and payable and may be collected by appropriate action at law. If more than one Person held an ownership interest in the Lot at the time the assessment or other charge first became due, then each Person shall be both jointly and severally liable. An Owner's personal obligation for payment of such assessments and other charges shall not become the personal obligation of a subsequent Owner unless expressly assumed by the subsequent Owner, although the lien shall continue against the Lot until the amounts due are paid.

(e) Classes of Membership. This Declaration may allow different classes of membership in the Association and may allow different levels of annual assessments and other assessments to be imposed for different classes of membership.

(f) Declarant's Obligation to Fund Deficits; Assessment Credit. During the Declarant Control Period, Declarant shall be obligated to fund any Operating Deficit. Declarant, at its option, may fund the Operating Deficit by any one or more of the following means: (i) payment to the Association; (ii) payment directly to a person or entity providing the services or materials to the Association, or (iii) providing, directly or indirectly, to or for the Association, services or materials related to Common Expenses (the value of which shall be determined by the Board in its reasonable discretion, giving due consideration to what the fair market value of such services or materials would be if they had been furnished by a Person other than Declarant).

Declarant's obligation to fund Operating Deficits may be enforced against the Declarant and collected by the Association in the same manner as enforcement and collection of assessments applicable to other Owners.

After the end of the Declarant Control Period, the Declarant, at its sole option, may receive an assessment credit toward payment of annual assessments due and payable by Declarant thereafter for Lots owned by Declarant, in an amount equal to aggregate of the Operating Deficits paid by Declarant as provided herein. Declarant may not charge or collect interest or any other charge or fee on any monies paid by the Declarant, for Operating Deficits. As determined by Declarant, the assessment credit may be applied to payment of all annual assessments due from Declarant after the end of the Declarant Control Period until it has been credited in full.

(g) Certificate of Payment. The Association shall, within ten (10) business days after receipt of a written request from an Owner or the Owner's authorized agent, and for such reasonable charge as the Board may determine, furnish a certificate signed by an officer of the Association, or by a Person or employee of any Person employed by the Association and to whom the Association has delegated the authority to issue such certificates, setting forth whether the assessments and other charges against a specified Lot have been paid. If such certificate states that an assessment has been paid, such certificate shall be conclusive evidence of payment and is binding on the Association, the Board, and every Owner.

Section 6. Membership and Governance.

(a) Membership. The Declarant and every Owner within the Properties shall be a Member of the Association, and by execution of this Declaration or by acceptance of a deed conveying to such Owner title to any Lot, each Owner consents to be a Member of the Association, subject to the terms of the Governing Documents. Membership shall be appurtenant to and may not be separated from ownership of the Member's Lot. The foregoing is not intended to include any Person that holds an interest merely as security for the performance of an obligation. Upon termination of ownership, an Owner's membership with respect to the transferred Lot shall automatically terminate and be automatically transferred to the new Owner of the Lot.

(b) Members' Rights of Use. Each Member and lawful occupant in the Properties shall have a non-exclusive right of use and enjoyment and easement in the Common Areas, including the right rights of ingress and egress to and from all Common Areas throughout the Properties, subject to such rules and regulations as are allowed under the Governing Documents to be imposed by the Association and subject to suspension of use rights allowed in the Governing Documents; provided that no suspension of rights shall occur without first providing notice of the charge, opportunity to be heard and to present evidence, and notice of the decision as required by G.S. 47F-3-107.1 of the Act. But, the right of access and support, the right to drain stormwater and the right to use Stormwater Control Measures, private streets, private utility services provided to the Lot through easements in Common Area, and any assigned parking areas shall not be suspended for violation of the Association's rules and regulations.

(c) Voting Rights. Each Member shall have those voting rights established in this Declaration, which may be different for different classes of membership. If a Lot is owned by multiple Owners, the votes allocated to that Lot shall be cast only in accordance the agreement of a majority in interest of the multiple Owners unless otherwise provided in the Governing Documents. A majority agreement is conclusively presumed if only one of the multiple Owners casts the votes allocated to that Lot, unless any of the other Owners of the Lot protest such co-Owner's vote promptly to the Person presiding at the meeting.

(d) Proxies. Votes may be cast in person or by proxy. All proxies must be dated, duly executed by the Owner, and delivered to the Secretary of the Association or to the property management company authorized by the Board to receive proxies prior to the opening of the meeting for which it is first intended to be used. No proxy shall exceed a term of eleven (11) months from its date except as otherwise provided in the Act. Revocation of a proxy shall be made by actual notice to the Person presiding over the Association meeting.

(e) Quorum. Except as otherwise provided in the Governing Documents, a quorum is present throughout any meeting of the Association whenever Persons entitled to cast ten percent (10%) of the votes are present in person or by proxy at the beginning of the meeting. In the event business cannot be conducted at any meeting because a quorum is not present, that meeting may be adjourned to a later date by the affirmative vote of a majority of those present in person or by proxy. Notwithstanding any provision to the contrary in the

Governing Documents, the quorum requirements at the next meeting shall be one-half (1/2) of the quorum requirement applicable to the meeting adjourned for lack of a quorum. This provision shall continue to reduce the quorum by fifty percent (50%) from that required at the previous meeting, as previously reduced, until such time as a quorum is present and business can be conducted.

Section 7. Permanently Protected Undisturbed Open Space Areas. Within any permanently protected undisturbed open space areas shown on any recorded plat of the Properties, there must not be any land disturbing activity, any placement of impervious surfaces, any tree disturbing activity (as defined in Part 10, Chapter 2 of the Code), any new development or expansion thereof, or new use, construction, or encroachment without first obtaining a watercourse permit from the City. Permanently Protected Undisturbed Open Space may or may not be Open Space as defined in this Declaration.

Section 8. Tree Conservation. The Association shall have a conservation easement for the planting of trees and for the protection and Maintenance of the trees situated within any tree conservation areas shown on any recorded plat of the Properties. No tree disturbing activity, as defined in Part 10, Chapter 2 of the Code, shall be permitted in tree conservation areas in violation of the Code. Any tree disturbing activity undertaken in tree conservation areas or in permanently protected undisturbed open space areas shown on recorded plats of the Properties without a permit from the City or otherwise in violation of the Code is a violation of the Code and may result in significant financial consequences to the Owner and to the Person responsible for such tree disturbing activity. Owners and their agents may, however, with the consent of both the City and of the Association, enter tree conservation areas to perform active tree protection measures (as defined in the Code), to plant trees, to remove dead or diseased trees, or to plant replacement trees, provided, however, that Association consent shall not be required, unless otherwise required by other provisions of this Declaration or Governing Documents, if the tree conservation area in which the Owner desires to perform active tree protection measures or plant trees, remove dead or diseased trees and to plant replacement trees is located on that Owner's Lot.

Section 9. Insurance. Commencing not later than the time of the first conveyance of a Lot to a Person other than the Declarant, the Association shall procure and Maintain (i) hazard insurance on the Common Area, insuring against all risk of loss commonly insured against, including fire and extended coverage of peril, and (ii) liability insurance, in an amount of not less than one million dollars (\$1,000,000.00), covering all occurrences commonly insured against for death, bodily injury, and property damage arising out of or in connection with the use ownership or Maintenance of Common Area. The Association shall obtain and Maintain such other insurance as required in this Declaration or such other forms of insurance, and in such coverage amounts, as determined by the Board to be required or beneficial for the protection or preservation of the Common Area and other property of the Association or otherwise is in the best interests of the Association. The premiums for such insurance shall be a Common Expense paid from the annual assessments as established pursuant to this Declaration.

Section 10. Indemnification. No immunity, exculpation or indemnification provision of this Declaration shall relieve one or more Owners from its liabilities as an Owner under this Declaration and other Governing Documents.

Section 11. On-Street Parking. Any restriction on the right to park vehicles on public streets contained in this Declaration shall only be applicable to the Owners and their family members and tenants.

Section 12. Sight Triangles. No sight obstructing or partially obstructing wall, fence, foliage, berm, parked vehicle or sign between two feet and eight feet tall, as measured above the curb line elevation or the nearest traveled way if no curb exists, shall be placed within any area designated on a recorded map of the Properties as

a sight triangle or other similar designation. An easement over sight triangles is reserved for the benefit of the Declarant, the Association, and the City, and their respective agents and contractors for the purpose of removing any such obstruction, and a Person entering onto a Lot pursuant to such easement for the purpose of removing such obstruction shall not be deemed a trespasser and shall not be liable for damages to the Association or the Owner of the Lot with respect to the obstruction removed from the site triangle. It shall be the responsibility of the Association (as to Common Area) or Owner of the Lot, as soon as reasonably practicable following removal of any obstruction from the sight triangle, to restore the portion of the Properties previously occupied by the removed obstruction to the condition required or permitted by the Code and the Governing Documents.

Section 13. Annexed Property. Real property which was not part of the City-approved development, or real property that was part of the City-approved development but which was not subjected to this Declaration at the time of its initial recording, may be annexed to this Declaration and made part of the Properties as Annexed Property, provided that all of the following conditions are met with respect to the real property to be annexed:

- (a) the Annexed Property is contiguous to the Properties or directly across a street from the Properties;
- (b) any development of the Annexed Property is first approved by the City;
- (c) annexation of such Annexed Property meets any other applicable requirements of this Declaration; and
- (d) contemporaneously with either the development of the Annexed Property or the recording of the plat of the Annexed Property, whichever first occurs, an Annexation Declaration shall be recorded in the Registry.

No Annexation Declaration shall be valid without the prior written approval of the Raleigh City Attorney or his/her deputy. Evidence of such approval shall be indicated by the signature of the City Attorney or his/her deputy on the recorded original or copy of the Annexation Declaration. Any Annexation Declaration recorded without the required City approval is void *ab initio*. An Annexation Declaration may contain such complementary additions and modifications to the terms of this Declaration as may be necessary or desirable to reflect the different character, if any, of the Annexed Property and as are not inconsistent with the general scheme of this Declaration. Each Annexation Declaration shall state that title to the Common Area that is included within the Annexed Property shall be conveyed to the Association no later than the time of the conveyance of the first Lot within the Annexed Property, and any Open Space in the Annexed Property shall be conveyed in fee simple without any encumbrances except drainage, greenway, utility and conservation easements and this Declaration. Open Space in the Annexed Property is subject to all Code and Declaration provisions relating to Open Space. Each Annexation Declaration shall state the amount of the Stormwater Assessment for Lots in the annexed Property when required by Part B, Section 6 of this Article.

Annexation of the Annexed Property shall be effective upon the later of the recording of the Annexation Declaration in the Registry or such later date as specified in the Annexation Declaration, and the Annexed Property described therein shall be subject to all of the provisions of this Declaration to the extent made applicable by the Annexation Declaration, and to the jurisdiction of the Association pursuant to the terms of this Declaration and other Governing Documents of the Association. Each Owner of a Lot in Annexed Property shall be a Member of the Association, and the Annexed Property and each Owner of any portion thereof shall be subject to assessment by the Association in accordance with the terms of this Declaration, the Annexation Declaration, other Governing Documents, the Code, and the Stormwater Agreement, as applicable. The Association shall have the duties, responsibilities and powers set forth in this Declaration and other Governing Documents with respect to Annexed Property. Except as may otherwise be expressly provided in this Declaration or any Annexation Declaration, the Properties, including the Annexed Property, shall be managed and governed by the Association as an entirety. Assessments for Common Expenses collected from Owners in

the Annexed Property may be expended by the Association for Common Expenses anywhere in the Properties without regard to the particular phase, area or subdivision from which such assessments came.

Section 14. Access Easement for Repair of Structures. A perpetual access easement over an adjoining Lot hereby is established in favor of each Owner or tenant of a residence or business, and the contractors of such Owner or tenant, whose residence or business is located closer than five (5) feet from an adjoining Lot line, for the purpose of allowing the residence or business to be Maintained. No fence, wall, storage shed, or similar structure or any other kind of obstruction shall be permitted in the easement area that will obstruct access to the residence or business.

Section 15. Access for Governmental Agencies. A non-exclusive, perpetual right of access over all Lots and Common Areas (including private streets, if any) in the Properties is hereby established for the benefit of Governmental Entities for installing, removing and reading water meters, Maintaining and replacing water and sewer facilities, fire lines, and acting for other purposes consistent with public safety and welfare, including law enforcement, fire protection, animal control, emergency services, garbage collection and the delivery of mail.

Section 16. Conveyance or Dedication of Common Areas. Common Areas, including Open Space, shall either be conveyed to the Association in fee simple without any encumbrances except this Declaration, drainage, greenway, utility and conservation easements of record at the time of conveyance, and the lien of real property taxes not yet due and payable, or conveyed to the City as allowed or required under the Code. Common Areas may be conveyed to the City free of part or all of the provisions of this Declaration, as determined by the Declarant and the City. Title to Common Areas shall be conveyed to the Association or to the City no later than the time of the conveyance of the first Lot within the applicable phase of the Properties. The Association shall accept all Common Areas, including the improvements installed thereon by the Declarant, deeded to it and/or dedicated to it on any recorded plat of the Properties, whether or not the conveyance or dedication occurs prior to the time of the conveyance of the first Lot within the applicable phase of the Properties.

Section 17. Private Utility Lines. Any water or sewer line that serves more than one Lot and which is either located outside of any public street right-of-way or outside of any City utility easement shall be owned and Maintained by the Association as Common Area. In no case shall the City or the State of North Carolina be responsible for Maintaining any such private utility line or be responsible for the consequences for any blockage, backflow, break or leak in said utility line. Such responsibility shall rest with the Association (or applicable Sub-Association) and Owners of Lots within the Properties. Accordingly, the City shall not be responsible for failing to provide regular or emergency utility services to any cluster unit development, unit Ownership (condominium) development, group housing development, townhouse development, or manufactured home park or their occupants when such failure is due to inadequate design or construction, blockage, backflow, leakage, inadequate maintenance, or any other factor within the control of the Declarant, the Association, or the Owners or occupants of the Properties.

The provisions of this Section shall be incorporated into all conveyances of any part or all of the Properties, which incorporation may be by reference to this Declaration. Provided, however, the provisions of this Section and all other provisions of this Declaration are applicable to the portions of the Properties conveyed and the Owners thereof, whether or not any such provisions are incorporated into the conveying documents.

Section 18. Landscape Easements. The Association shall be responsible for Maintaining and replanting any shrub or tree located within any area designated on a recorded map of the Properties as a landscape easement or similar designation. Association expenses for Maintaining or replanting any shrub or tree located in a landscape

easement or similar designation are Common Expenses. Whenever a slope easement co-exists, in whole or in part, within a designated landscape easement, and any future public improvement adjacent to the slope easement removes or causes any of the shrubs or trees within the slope easement to die or become unhealthy (as defined in Part 10 Chapter 2 of the Code), it shall be the responsibility of the Association to replace the shrubs and trees in accordance with the minimum applicable quantity, size and spacing requirements of the Code within one-hundred and eighty days of completion of the public improvement. Within any area designated on recorded maps of the Properties as a landscape easement or similar designation, no vegetation shall be removed without the prior written consent of the Association. Notwithstanding the foregoing, no Governmental Entity shall be required to obtain the consent of the Association when working within slope easements, greenway easements or construction easements.

PART B
STORMWATER
(CODE SECTIONS 10-5007 and 10-9027)

Section 1. Stormwater Control Measures. The Code requires that stormwater runoff from the Properties be controlled and nitrogen loading from stormwater runoff from the Properties be reduced. To comply with the Code, Stormwater Control Measures will be installed by the Declarant and Maintained by the Association as Common Area or Limited Common Area (or by a Sub-Association as Sub-Association Common Area or Sub-Association Limited Common Area) in strict compliance with the Stormwater Operations and Maintenance Manual and Budget attached to the Stormwater Agreement for the Properties so that, at all times, the Stormwater Control Measures shall perform as designed and shall comply with the Stormwater Agreement, the Code and applicable regulations, rules and directives of the City. The expenses for Maintenance of Stormwater Control Measures by the Association shall be Common Expenses (or, if applicable, Limited Common Expenses). Failure to Maintain the Stormwater Control Measures is a violation of the Code potentially subjecting each Owner of a Lot to significant daily civil penalties and other enforcement actions.

Section 2. Creation of Stormwater Assessments. Each Owner, by execution of this Declaration or by acceptance of a deed or other instrument conveying title to a Lot, whether or not it shall be so expressed therein, is deemed to covenant and agree to pay to the Association (or to any Person who may be designated by the Association to collect such monies) a Stormwater Assessment, as hereinafter defined, established and collected as hereinafter provided, and each Owner of a Lot, by acceptance of a deed or other instrument conveying title to a Lot, whether or not it shall be so expressed therein, is deemed to covenant and agree to pay to the Association (or to any person who maybe designated by the Association to collect such monies) such Stormwater Assessment. For calendar year 2008, the Stormwater Assessment is \$14,322.70. Stormwater Assessments shall commence with respect to each Lot on the later of the date on which this Declaration or applicable Annexation Declaration is recorded or the date on which a plat is recorded establishing the Lot. The annual budget for the Association shall include a line item evidencing the Stormwater Assessments, and the amount budgeted shall be sufficient to satisfy the total annual inspection, management and Maintenance budget for the Stormwater Control Measures as set forth in the Stormwater Operations and Maintenance Manual and Budget attached to the Stormwater Agreement as an exhibit, and any replacement contribution payment owed to the City pursuant to the Stormwater Agreement. The Association shall honor its obligations under the Stormwater Agreement, and the Association shall assess the Stormwater Assessment. The Declarant and each Owner of a Lot shall be obligated to pay the Stormwater Assessment, whether or not the annual budget contains the required line item for the Stormwater Assessment, and whether or not the annual budget is ratified by the Members of the Association. No vote of the Owners is required to levy, collect, or foreclose a Stormwater Assessment. Stormwater Assessments shall be paid to the Association at the same time annual assessments are due.

In the event of nonpayment of any Stormwater Assessment for a period of thirty (30) days or longer after the payment due date, such Stormwater Assessment, together with interest at a rate not to exceed the highest rate allowed by North Carolina law), as computed from the date the delinquency first occurs, late charges, and costs of collection thereof, including reasonable attorney's fees, shall be a charge on the land upon the filing of a claim of lien, in the manner provided in G.S.47F-3-116(g), in the office of Clerk of Superior Court in the County in which the Lot is located and shall be a continuing lien upon each Lot against which the assessment is made until paid in full. The lien may be foreclosed in accordance with North Carolina law, or in any other manner permitted under the Act or by law. When the holder of a first mortgage or first deed of trust of record or other purchaser of a Lot who obtains title to the Lot as a result of a foreclosure of a first mortgage or first deed of trust, such purchaser and its heirs, successors, and assigns shall not be liable for the Stormwater

Assessments against such Lot which became due prior to the acquisition of title to such Lot by such purchaser. In such instances, such unpaid assessments shall be deemed Common Expenses collectible from all Owners, including the new Owner.

Each Stormwater Assessment, together with late charges, interest, the costs of collection thereof, including attorney's fees, shall also be the personal obligation or corporate obligation of each Person who was the Owner of the Lot at the time when the Stormwater Assessment first became due and payable. If more than one Person held an ownership interest in the Lot at the time the Stormwater Assessment first became due, then each Person shall be both jointly and severally liable. An Owner's personal obligation for payment of Stormwater Assessments shall not become the personal obligation of a subsequent Owner unless expressly assumed by the subsequent Owner, although the lien shall continue against the Lot until the amount due is paid.

The creation of the Stormwater Assessments is for the benefit of the City, and the Stormwater Assessments may be collected and enforced by the City as provided herein and in the Code.

Section 3. Purpose of Stormwater Assessments. The Stormwater Assessments to be levied by the Association against each Lot shall be used as follows:

- (a) to pay the actual and estimated expenses incurred or anticipated to be incurred by the Association, including any reasonable reserve funds, under any Stormwater Agreement, including Maintenance of the Stormwater Control Measures in strict compliance with the Stormwater Operations and Maintenance Manual and Budget attached to the Stormwater Agreement as an exhibit, so that, at all times, the Stormwater Control Measures shall perform as designed and shall comply with the Stormwater Agreement, the Code, applicable regulations and rules and directives of the City;
- (b) to pay all legal, engineering and other professional fees incurred by the Association in carrying out its duties as set forth herein, or in the Governing Documents, or in the Stormwater Agreement in connection with the Stormwater Control Measures; and
- (c) payments to the City pursuant to the Stormwater Agreement.

Section 4. Assignment of Collection Rights and Lien Rights the City. Pursuant to the Stormwater Agreement and G.S.47F-3-102(15) of the Act, the Association has assigned to the City its rights to collect Stormwater Assessments, its rights to file liens against the Lots, and the right to foreclose on those liens for monies owed by the Association to the City pursuant to the Stormwater Agreement. The Association shall have a license to collect Stormwater Assessments, to file liens against the Lots, and to foreclose on those liens for monies owed by the Association to the City pursuant to the Stormwater Agreement until such time as the City notifies the Association in writing that it has elected to exercise its right to collect Stormwater Assessments, to file liens against the Lots, and/or to foreclose on those liens for monies owned by the Association to the City pursuant to the Stormwater Agreement. Declarant hereby irrevocably authorizes and directs each Owner to rely upon any written notice sent to such Owner by the Association that the City has elected to exercise its rights hereunder and thereafter to pay Stormwater Assessments directly to the City without any obligation or right to inquire otherwise until such time such Owner receives written notice from the City to pay the Stormwater Assessments directly to the Association. As the assignee of the Association's collection and lien rights, upon the filing of a claim of lien by the City, any such lien may be foreclosed in like manner as a mortgage on real estate pursuant to power of sale under Articles 2A of Chapter 45 of the General Statutes from and after the time of recording a claim of lien in the office of the clerk of superior court of the county in which the Lot is located; which claim of lien shall state the description of the Lot(s) encumbered by the claim of lien, the name and

address of the Association and of the City, the record Owner(s) of the encumbered Lot(s) at the time the claim of lien is filed, and the amount of the lien claim. The claim of lien shall be filed any time after a period of thirty (30) days or longer of default and the lien shall continue in effect until all sums secured by the lien as herein provided shall have been fully paid. Such claims of lien shall include all sums that are due and payable when the claim of lien is filed, plus late charges, interest at the rate set forth in the Stormwater Agreement, but not to exceed eighteen percent (18%) per year, collection costs, and reasonable attorney's fees. Any lien claim filed by the City shall be signed by the City Manager. Upon full payment of all sums secured by such claims of lien, the same shall be satisfied of record.

Section 5. Effect of Assignment. Each Owner of a Lot, by acceptance of a deed or otherwise, vests in the City, as the assignee of the Association's collection and lien rights for the Stormwater Assessments, the right and power, upon nonpayment of the Stormwater Assessments by the Association, to bring all actions against each Owner, personally, for the collection of such charges as a debt or to foreclose the lien, which charges and lien amounts shall equal a pro-rata share of the Stormwater Assessments for each Owner. The lien provided for in this Article shall be in favor of the City and shall be for the benefit of all Owners.

Section 6. Annexation of Additional Property. As set forth in this Declaration, additional real property from time to time may be annexed to the Properties and subjected to this Declaration. Such Annexed Property shall also be subjected to existing Stormwater Agreements and/or new Stormwater Agreements, in accordance with the following:

In connection with the recording of an Annexation Declaration, either a new Stormwater Agreement and/or an amendment to an existing Stormwater Agreement (as determined by the City) shall be entered into among the City, Declarant, and Association to address the Stormwater Control Measures of the Annexed Property. Except in those instances where the Stormwater Agreement already contains contribution payments for the Annexed Property, the Annexation Declaration shall establish a new Stormwater Assessment for the Lots in the Annexed Property with respect to all new Stormwater Control Measures located in or serving such Annexed Property, and such new Stormwater Control Measures shall be designated as Common Area or Limited Common Area, as appropriate, on the recorded plat(s) of the Annexed Property. The new Stormwater Assessment shall be sufficient to Maintain the new or additional Stormwater Control Measures in or serving the Annexed Property and to pay the applicable replacement contribution payments to the City under the new or amended Stormwater Agreement, and such Stormwater Assessment shall be assessed against the Owners of the Lots of the Annexed Property and Owners of the existing or future Lots served by the same Stormwater Control Measures.

Section 7. Drainage Easement. The Declarant dedicates, establishes and declares to and for the benefit of each Lot, the Common Area and each Owner hereof:

- (a) a perpetual, irrevocable and nonexclusive easement, right and privilege to discharge and store surface water drainage from such Lot or Common Area into the Stormwater Control Measures situated in private drainage easements that serve the Properties, whether located on or off the Properties, and
- (b) a perpetual, irrevocable and non-exclusive easement, right and privilege to use and Maintain Stormwater Control Measures, including the right of access to and from the private drainage easements and other portions of the Properties as reasonably necessary to Maintain the Stormwater Control Measures.

Section 8. Joint and Several Liability. Each Owner of any portion of the Properties served by Stormwater Control Measures is jointly and severally responsible for Maintenance of such Stormwater Control Measures, including payment of any unpaid *ad valorem* taxes, public assessments for improvements, and unsafe building

and public nuisance abatement liens charged against the Stormwater Control Measures, and including all interest charges thereon, together with the costs and expenses of collection incurred by the City or other collecting Person, including court costs and reasonable attorney's fees actually incurred. Each Owner of any portion of the Properties served by the Stormwater Control Measures has a right of contribution against all other Owners of other portions of the Properties served by the same Stormwater Control Measures for payment of such costs and expenses to the extent that the Owner having such right of contribution pays more than such Owner's prorata share thereof, such prorata share being determined either by other assessment provisions of this Declaration or by dividing the acreage of such Owner's portion of the Properties served by the Stormwater Control Measures by the total acreage of the Properties served by the same Stormwater Control Measures.

Section 9. Relocation of Drainage Easements. Drainage easements situated on the Properties may be relocated only by a written agreement signed by the Association - upon approval of the Board of Directors without vote of the Members - and by the Owners of all portions of the Properties on which the drainage easement then is located, and by the Owners of all portions of the Properties on which the drainage easement is to be relocated. The consent of tenants and Mortgagees of the affected Lots shall not be required for the relocation to be effective. All relocations of a drainage easement shall be accompanied with a letter sealed by a professional engineer licensed in the State of North Carolina stating that the relocated drainage easement will not cause any adverse stormwater runoff unto adjoining properties.

Notwithstanding anything herein to the contrary, no relocation of any drainage easement shall be valid without the without the prior approval of the Raleigh Chief Engineer or his/her Deputy. City approval shall be evidenced by the signature of the Raleigh Chief Engineer or his/her Deputy on the recorded plat or other instrument of the relocation. Any relocation, without the required City signature is void *ab initio*.

Relocation of a drainage easement is valid from the later of the time of either recording of the plat or other instrument of relocation in the Registry or such later date specified therein.

THE FOLLOWING PART IS TO BE INCLUDED IN THIS ARTICLE OF THE DECLARATION IF ANY PORTION OF THE PROPERTIES IS IN A CLUSTER UNIT DEVELOPMENT:

**PART C
CLUSTER UNIT DEVELOPMENT
(CODE SECTIONS 10-2101, 10-3071 and 10-3073)**

Any portion of the Properties that is part of a “cluster unit development”, as that term is defined in the Code, is subject to all of the following:

Section 1. Open Space. In addition to other provisions of this Article (*see e.g., Part A, Sections 6, 16 and 17*), all Open Space is subject to the following:

(a) **Preservation.** Open Space and private streets shall be preserved for the perpetual benefit of the Owners of the Lots within the Properties, and shall be restricted against private or public ownership for any other purpose except acquisition by condemnation or in lieu of condemnation and the granting of utility, drainage, conservation and greenway easements.

(b) **Exchange.** Open Space shall not be subsequently subdivided or conveyed by the Association. However, nothing herein shall prevent the exchanging of Open Space for other properties when all of the following are met:

- (1) written notice of the exchange is given to each Member of the Association;
- (2) after the notice is given, those Members having the minimum percentage of votes in the Association required by the Act or any greater percentage required by this Declaration gives written approval of the exchange;
- (3) the exchanged properties and other considerations are of like value and utility;
- (4) the acreage and configuration of the remaining Open Space (including real property to be received by the Association in such exchange) equals or exceeds the requirements of the Code; and
- (5) the exchange is approved by the Planning Director of the City.

(c) **Dissolution.** If the Association is dissolved, the Open Space shall first be offered to the City, and, if accepted, deeded to the City.

(d) **Recreation.** Recreational uses located in Open Space and other Common Areas shall comply with the provisions of Code Section 10-2072 related to recreational use related to a residential development, other than a single-family dwelling unit. Membership fees shall not be charged to non-members of the Association for any recreation facility located in a residential zoning district unless the facility is owned by a non-profit entity and a special use permit is first obtained from the Raleigh Board of Adjustment in accordance with Code Section 10-2144(b), “Recreational Use Restricted to Membership - Not for Profit”.

(e) **Mortgaging of Open Space.** Open Space may be subjected to a security interest with the written approval by those Members who have the minimum percentage of votes in the Association required by the Act or any greater percentage required by this Declaration, and provided that the rights of the mortgagee are subordinate to the rights of the Owners and the Association.

Section 2. Residential Density Transfers. The Properties are developed as a cluster unit development approved by the City. Residential density transfers are permitted in a cluster unit development as allowed in the

Code. Accordingly, even though some Lots may appear to contain enough land area to construct additional dwelling units or create additional Lots, prior density transfers approved within the cluster unit development may, in fact, preclude City approval of additional dwellings or further subdividing of Lots.

Section 3. Development Rights. Development rights retained by the Declarant as special Declarant rights, including the right to add real estate to the cluster unit development, to add dwelling units, to add Common Areas, to change dwelling unit types within the cluster, or to reallocate units within the cluster, as well as all conditions and limitations applied to the exercise of any such development rights, are described in other Articles and Sections of this Declaration. Exercise of any of the development rights described in this Section is subject to the prior approval of the City.

Section 4. Addition of Land. The maximum amount of land that can be added to the cluster unit development is as follows: 20.797 acres.

Section 5. Number of Dwelling Units. The maximum number of dwelling units and the maximum number of dwelling units per acre that can be contained in the cluster unit development, or transferred to portions of the cluster unit development without rezoning the real property to another zoning classification for additional dwelling units, are as follows (for purposes of this Section, the cluster unit development includes all portions of the Properties initially subjected to this Declaration that are part of the cluster unit development, together with all Annexed Property that becomes subject to this Declaration and is part of the cluster unit development):

- (a) maximum number of dwelling units allowed in the cluster unit development is 196;
- (b) maximum number of dwelling units per acre allowed in the cluster unit development is 10;

Section 6. Common Party Walls. All common party walls between individual residences shall conform to the requirements of the North Carolina State Building Code. The following rules also apply to common party walls between individual residences:

- (a) Each wall which is shared by residences and placed on the dividing line between the residences shall constitute a common party wall and, to the extent not inconsistent with the provisions of this Section or the Code, the general rules of law regarding common party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.
- (b) The cost of reasonable Maintenance of a common party wall shall be shared by the Owners of the residences that share the common party wall, in proportion to such use. Provided, however, each Owner is responsible for usual and routine Maintenance (for example, painting) of the portion of any party wall on the inside of such Owner's residence.
- (c) If a common party wall is destroyed or damaged by fire or other casualty, any Owner of a residence which shares such common party wall may restore or repair it, and the Owners of the other residences which share the restored or repaired common party wall shall, within twenty-one (21) days of the receipt of a request for payment and invoices showing the cost of such restoration or repair, contribute to the cost of the restoration or repair thereof (or reimburse the Owner who has paid such costs) in proportion to their use of the common party wall, without prejudice, however, to the right of any such Owner to demand a larger contribution from the other Owners under any rule of law regarding liability for negligent or willful acts or omissions.

(d) Notwithstanding any other provision of this Section, an Owner of a residence which shares a common party wall who, by such Owner's negligent or willful act or omission, damages or causes the common party wall to be exposed to the elements shall bear the entire cost of the necessary repair or restoration.

(e) The right of any Owner to contribution from any other Owner under this Section with respect to all matters occurring prior to the transfer of title of the Lot to a subsequent Owner may be retained by the transferring Owner to the extent that the transferring Owner paid any expenses for which contribution is available; otherwise, the right of contribution shall be transferred to the subsequent Owner. The amount owed shall constitute the personal debt of the Owner from whom it is owed, and the Owner to whom the contribution is owed shall have all remedies available at law or in equity to enforce such Owner's right of contribution. An Owner's obligation for contribution is appurtenant to and shall run with title to such Owner's Lot.

(f) An Owner who desires to sell a residence, or the prospective purchaser of such residence, may request the Owners of each other residence which shares that common party wall to provide a certificate stating whether or not such certifying Owner has any right or obligation of contribution with respect to such common party wall against the Owner who desires to sell. Each certifying Owner from whom such certificate is requested, shall, within ten (10) days after receipt of a written request for certification, furnish same to the requesting Owner or purchaser, as applicable, either confirming that no right of contribution exists or stating the amount of and reasons for the contribution claimed against the requesting Owner. A certificate signed by any one or more of the Owners of a residence which shares a common party wall with the residence of the requesting Owner shall be conclusive evidence of its contents with respect to all other Owners of that residence and with respect to third parties.

(g) Each Owner of a residence which shares a common party wall with one or more other residences and such Owner's contractors and subcontractors shall have an easement and right of entry upon such other residences or businesses to the extent reasonably necessary to repair, restore, Maintain or reconstruct the common party wall. Such repair, restoration, Maintenance or reconstruction shall be done expeditiously and, promptly upon completion of the work, the Owner on whose behalf the work is being done shall restore all portions of the adjoining residences or businesses damaged as a result thereof to substantially the same condition as that which existed at the time the work commenced.

**PART D
PRIVATE STREETS
(CODE SECTION 10-3074)**

Section 1. Private Streets. Pursuant to Code Section 10-3074 (b) and (c), all of the following are applicable to private streets in the Properties:

- (a) In no case shall the City be responsible for failing to provide any emergency or regular fire, police or other public service to any cluster unit development, unit Ownership (condominium) development, group housing development, townhouse development, or manufactured home park or to the occupants of same when such failure is due to lack of access to such areas due to inadequate design, construction or blocking of access routes, inadequate Maintenance, or any other factor within the control of the Declarant, the Association, the Owners or the occupants of the Properties.

- (b) In no case shall the City or the State of North Carolina be responsible for Maintaining any private street. Such responsibility shall rest with the Association (or applicable Sub-Association) and Owners of Lot within the Properties, in that such private streets will not be constructed to the minimum standards sufficient to allow their inclusion for public Maintenance.

- (c) The provisions of this Section shall be incorporated into all conveyances of any part or all of the Properties, which incorporation may be by reference to this Declaration; provided, however, the provisions of this Section and all other provisions of this Declaration are applicable to the portions of the Properties conveyed and the Owners thereof, whether or not any such provisions are incorporated into the conveying documents.

THE FOLLOWING PART IS TO BE INCLUDED IN THIS ARTICLE OF THE DECLARATION IF ANY PORTION OF THE PROPERTIES IS IN A PLANNED DEVELOPMENT CONDITIONAL USE OVERLAY DISTRICT (PDD). PARTS C AND D, AS APPLICABLE, ALSO ARE IS TO BE INCLUDED IN THE DECLARATION IF ANY PORTION OF THE PROPERTIES IN THE PDD ARE A CLUSTER UNIT OR TOWNHOUSE DEVELOPMENT

**PART E
PLANNED DEVELOPMENT CONDITIONAL USE OVERLAY DISTRICT
(CODE SECTION 10-2057)**

Any portion of the Properties that is part of a “Planned Development Conditional Use Overlay District”, as that term is defined in the Code, is subject to all of the following:

Section 1. Open Space. In addition to other provisions of this Article (*see e.g., Part A, Sections 6, 16 and 17*), all Open Space is subject to the following:

(a) **Right of Use.** All Persons within the Properties, including Owners; their family members; tenants; guests; employees; and customers, are hereby granted a perpetual non-exclusive right of access and right of use and enjoyment and easement in the Open Space subject to such rules and regulations as are allowed under this Declaration and other Governing Documents; provided however, that no suspension of use rights shall occur without first providing notice of the charge, opportunity to be heard and to present evidence, and notice of the decisions as required by G.S.47F-3-107.1. Notwithstanding the foregoing, the right of access and support, the right to drain stormwater and the right to use Stormwater Control Measures, private streets, private utility services provided to the Lot through easements in Common Area, and any assigned parking areas shall not be suspended for violation of the Association’s rules and regulations.

(b) **Conveyance.** Open Space either (i) shall be conveyed to the City, or (ii) shall be conveyed to the Association in fee simple without any encumbrances except this Declaration, drainage, greenway, utility and conservation easements of record as of the date of conveyance and the lien of real property taxes not yet due and payable. If the Open Space is not owned by the City, recreational uses may be allowed in the Common Areas as provided in Code Section 10-2144(b), “Recreational Uses Restricted to Membership - Not for Profit.” Title to the Open Space and Common Area shall be conveyed to the City or to the Association, as appropriate, no later than the time of the conveyance of the first Lot within the applicable phase of the Properties.

(c) **Preservation.** Open Space and private streets shall be preserved for the perpetual benefit of the Owners within the Properties, and shall be restricted against public or private ownership for any other purpose, except acquisition by condemnation or in lieu of condemnation and the granting of utility, drainage, conservation and greenway easements.

(d) **Exchange.** Open Space shall not be subsequently subdivided or conveyed by the Association. However, nothing herein shall prevent the exchanging of Open Space for other properties when all of the following are met:

- (1) written notice of the exchange is given to each Member of the Association;
- (2) after the notice is given, those members having the minimum percentage of votes in the Association required by the Act or greater percentage required by this Declaration gives written approval of the exchange;
- (3) the exchanged properties and other considerations are of like value and utility;

- (4) the acreage and configuration of the remaining Open Space (including real property to be received by the Association in such exchange) equals or exceeds the requirements of the Code; and
- (5) the exchange is approved by the Planning Director of the City.

(e) **Dissolution.** If the Association is dissolved, the Open Space shall first be offered to the City, and if accepted, deeded to the City.

(f) **Mortgaging of Open Space.** Open Space may be subjected to a securing interest with the written approval by those Members having the minimum percentage of votes in the Association required by the Act or any greater percentage required by this Declaration, and provided that the rights of the mortgagee are subordinate to the rights of the Owners and the Association.

Section 2. Common Party Walls. All common party walls between individual residences and businesses shall conform to the requirements of the North Carolina State Building Code. The following rules also apply to common party walls between individual residences and business:

(a) Each wall which is shared by residences and businesses and placed on the dividing line between the residences and businesses shall constitute a common party wall and, to the extent not inconsistent with the provisions of this Section or the Code, the general rules of law regarding common party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

(b) The cost of reasonable Maintenance of a common party wall shall be shared by the Owners of the residences and businesses that share the common party wall, in proportion to such use. Provided, however, each Owner is responsible for usual and routine Maintenance (for example, painting) of the portion of any party wall on the inside of such Owner's residence or businesses.

(c) If a common party wall is destroyed or damaged by fire or other casualty, any Owner of a residence or business which shares such common party wall may restore or repair it, and the Owners of the other residences or businesses which share the restored or repaired common party wall shall, within twenty-one (21) days of the receipt of a request for payment and invoices showing the cost of such restoration or repair, contribute to the cost of the restoration or repair thereof (or reimburse the Owner who has paid such costs) in proportion to their use of the common party wall, without prejudice, however, to the right of any such Owner to demand a larger contribution from the other Owners under any rule of law regarding liability for negligent or willful acts or omissions.

(d) Notwithstanding any other provision of this Section, an Owner of a residence or business which shares a common party wall who, by such Owner's negligent or willful act or omission, damages or causes the common party wall to be exposed to the elements shall bear the entire cost of the necessary repair or restoration.

(e) The right of any Owner to contribution from any other Owner under this Section with respect to all matters occurring prior to the transfer of title of the Lot to a subsequent Owner may be retained by the transferring Owner to the extent that the transferring Owner paid any expenses for which contribution is available; otherwise, the right of contribution shall be transferred to the subsequent Owner. The amount owed shall constitute the personal debt of the Owner from whom it is owed, and the Owner to whom the contribution is owed shall have all remedies available at law or in equity to enforce such Owner's right of contribution. An Owner's obligation for contribution is appurtenant to and shall run with title to such Owner's Lot

(f) An Owner who desires to sell a residence or business, or prospective purchaser of such residence or business, may request the Owners of each other residence or business which shares that common party wall to provide a certificate stating whether or not such certifying Owner has any right or obligation of contribution with respect to such common party wall against the Owner who desires to sell. Each certifying Owner from whom such certificate is requested, shall, within ten (10) days after receipt of a written request for certification, furnish same to the requesting Owner or purchaser, as applicable, either confirming that no right of contribution exists or stating the amount of and reasons for the contribution claimed against the requesting Owner. A certificate signed by any one or more of the Owners of a residence or business which shares a common party wall with the residence or business of the requesting Owner shall be conclusive evidence of its contents with respect to all other Owners of that residence or business and with respect to third parties.

(g) Each Owner of a residence or business which shares a common party wall with one or more other residences or businesses and such Owner's contractors and subcontractors, shall have an easement and right of entry upon such other residences or businesses to the extent reasonably necessary to repair, restore, Maintain or reconstruct the common party wall. Such repair, restoration, Maintenance or reconstruction shall be done expeditiously and, promptly upon completion of the work, the Owner on whose behalf the work is being done shall restore all portions of the adjoining residences or businesses damaged as a result thereof to substantially the same condition as that which existed at the time the work commenced.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed under seal by their duly authorized officer(s) as of this 21st day of March, 2008.

DECLARANT:

ATTEST:

LOCOLAND, LLC
a North Carolina Limited Liability Company

By: Robert Polanco [SEAL]

Name: _____

Print Name: Robert Polanco

Title: _____

Title: Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE Johnston

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Robert Polanco, whose identity has been proved by satisfactory evidence, said evidence being:

- ☒ I have personal knowledge of the identity of the principal(s).
- ☐ I have seen satisfactory evidence of the principal's identity, by current state or federal identification with the principal's photograph in the form of a _____
- ☐ A credible witness has sworn to the identity of the principal(s); personally came before me this day and acknowledged that he is _____ President of Locoland, LLC, a North Carolina limited liability company, and that he, in such capacity and being authorized to do so, voluntarily executed the foregoing on behalf of the company for the purpose stated therein and in the capacity indicated.

Witness my hand and seal, this the 21st day of March, 2008.

Debra T. Carlyle
Notary Public
Print Name: Debra T. Carlyle
My Commission Expires: 3-4-2012

[AFFIX NOTARY SEAL BELOW – NOTE THAT SEAL MUST BE FULLY LEGIBLE]

DEBRA T. CARLYLE
NOTARY PUBLIC
JOHNSTON COUNTY, N.C.

CONSENT AND SUBORDINATION OF MORTGAGEE

BRANCH BANKING AND TRUST COMPANY, being the "Beneficiary" under that certain Deed of Trust (the "**Deed of Trust**") from Locoland, LLC, as "Grantor" to BB&T Collateral Service Corporation as "Trustee", recorded in Book 12339 at Page 1120 in the public records of Wake County, North Carolina encumbering the aforementioned Property, does hereby consent to the recordation of the foregoing Agreement and to the terms and provisions thereof, and Beneficiary does hereby consent to the subordination of the lien of the Deed of Trust to the provisions of the Agreement. The execution of this Consent and Subordination of Mortgagee by Beneficiary shall not be deemed or construed to have the effect of creating any relationship of partnership or of joint venture nor shall anything contained hereunder be deemed to impose upon any of the liabilities, duties or obligations of Grantor upon Beneficiary under the Agreement. Beneficiary executes this Consent and Subordination of Mortgagee solely for the purposes set forth herein. The said Trustee under the Deed of Trust also joins in and executes this Consent and Subordination as Trustee of said Deed of Trust for the said purposes hereinabove set forth.

BENEFICIARY:

BRANCH BANKING AND TRUST COMPANY

By: 
Name: DON HENRIQUEZ
Its: VICE PRESIDENT

TRUSTEE:

 r.p.
BB&T Collateral Service Corporation

STATE OF NORTH CAROLINA

COUNTY OF WAKE

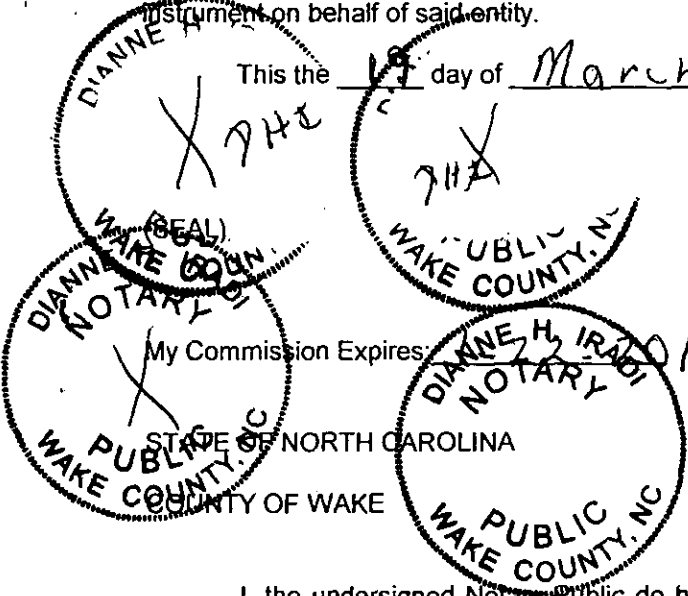
LENDER ACKNOWLEDGEMENT

I, the undersigned Notary Public do hereby certify that JR Hendrix, personally appeared before me and acknowledged that he/she is the (title) Vice Pres. of Branch Banking and Trust Company, a corporation, and that he/she as such officer, being authorized to do so, voluntarily executed the foregoing instrument on behalf of said entity.

This the 19 day of March, 2008.

Dianne H. Iradi
Notary Public

Dianne H. Iradi
Printed Name



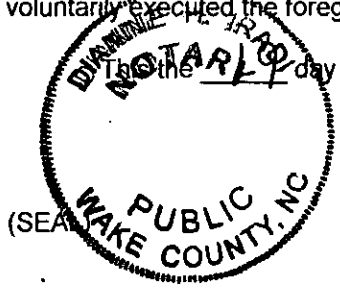
TRUSTEE ACKNOWLEDGEMENT

I, the undersigned Notary Public do hereby certify that Bill Smith, personally appeared before me and acknowledged that he/she is the (title) Vice Pres. of Branch Banking and Trust Company Collateral Service Corporation, a corporation, and that he/she as such officer, being authorized to do so, voluntarily executed the foregoing instrument on behalf of said entity.

This the 19 day of March, 2008.

Dianne H. Iradi
Notary Public

Dianne H. Iradi
Printed Name



My Commission Expires: 1-22-2010

EXHIBIT "A"

Definitions

The following words, when used in this Declaration or in any amendment thereof (unless the context shall prohibit), shall have the following meanings:

(a) "Approved Builder" shall mean and refer to Locoland, LLC, a North Carolina limited liability company, and its successors-in-title and assigns.

(b) "Association" shall mean and refer to Crosstowne Neighborhood Association, Inc., a North Carolina nonprofit corporation, its successors and assigns. See also Article XIV, Part A, Section 1(d) of this Declaration.

(c) "Board of Directors" or "Board" of the Association shall be the appointed or elected body, as applicable, having its normal meaning under North Carolina corporate law. See also Article XIV, Part A, Section 1(e) of this Declaration.

(d) "Bylaws" shall refer to the Bylaws of, Crosstowne Neighborhood Association, Inc., attached to this Declaration as Exhibit "D" and incorporated herein by this reference.

(e) "City" means the City of Raleigh, North Carolina. See also Article XIV, Part A, Section 1(f) of this Declaration.

(f) "Common Property" or "Common Area" shall mean any and all real and personal property and easements, leaseholds and other interest therein, together with the facilities and improvements located thereon, now or hereafter owned by the Association for the common use and enjoyment of the Owners, including, without limitation, the property designated as "Open Space" on the recorded subdivision plat(s) for the Community. See also Article XIV, Part A, Section 1(h) of this Declaration.

(g) "Community" or "Properties" shall mean and refer to that certain real property and interests therein described in Exhibit "B", attached hereto, and (i) such additions thereto as may be made by Declarant (or its Mortgagee or transferee, as provided in the Declaration) of all or any portion of the real property described in Exhibit "C", attached hereto; and (ii) such additions thereto as may be made by the Association (as provided in the Declaration) of other real property. See also Article XIV, Part A, Section 1(z) of this Declaration.

(h) "Community-Wide Standard" shall mean the standard of conduct, maintenance or other activity generally prevailing in the Community. Such standard may be more specifically determined by the Board of Directors of the Association. Such determination, however must be consistent with the Community-Wide Standard originally established by the Declarant.

(i) "Declarant" shall mean and refer to Locoland, LLC, a North Carolina limited liability company, and its successors-in-title and assigns, provided any such successor-in-title or assign shall acquire for the purpose of development or sale all or any portion of the remaining undeveloped or unsold portions of the real property described in Exhibit "B" attached hereto, or in Exhibit "C" attached hereto, and provided further, in the instrument of conveyance to any such

successor-in-title or assign, such successor-in-title or assign is designated as the "Declarant" hereunder by the grantor of such conveyance, which grantor shall be the "Declarant" hereunder at the time of such conveyance; provided, further, upon such designation of such successor Declarant, all rights of the former Declarant in and to such status as "Declarant" hereunder shall cease, it being understood that as to all of the property described in Exhibit "B" attached hereto, and in Exhibit "C" attached hereto, which is now or hereafter subjected to this Declaration, there shall be only one Person or legal entity entitled to exercise the rights and powers of the "Declarant" hereunder at any one point in time. See also Article XIV, Part A, Section 1(j) of this Declaration.

(j) "Lot" means any plot of land or real property within the Community, whether or not improvements are constructed thereon, which constitutes or will constitute, after the construction of improvements, a single dwelling site (whether an attached or detached dwelling), as shown on any plats and/or plans for or relating to the Community, or amendments or supplements thereto, recorded in the land records for the county or counties where the Community is located. This includes, without limitation, any tract of land or real property within the Community containing or which is a townhome residence, all as shown on any plats and/or plans for or relating to the Community. The ownership of each Lot shall include, and there shall automatically pass with the title to each Lot as an appurtenance thereto, all of the right, title and interest of an Owner in the Common Property, if any, which shall include, without limitation, membership in the Association. See also Article XIV, Part A, Section 1(r) of this Declaration.

(k) "Majority" means those eligible votes, Owners or other group as the context may indicate totaling more than fifty percent (50%) of the total eligible number.

(l) "Mortgage" means any mortgage, deed to secure debt, and any and all other similar instruments used for the purpose of conveying or encumbering real property as security for the payment or satisfaction of an obligation.

(m) "Mortgagee" shall mean the holder of a Mortgage. See also Article XIV, Part A, Section 1(u) of this Declaration.

(n) "Neighborhood" means each separately developed and denominated residential area within the Community which has been so designated on Exhibit "B" hereof or in one or more Supplementary Declarations. By way of illustration and not limitation, a townhouse development, cluster home development, or single-family detached housing development might each be designated as a separate Neighborhood. The Declarant shall have the right to designate separate Neighborhood status and change the Neighborhood status of any previously designated Neighborhood for any property in the Community. A Neighborhood may (but is not required to) have a separate incorporated mandatory membership Neighborhood Association.

(o) "Neighborhood Association" or "Sub-Association" means a homeowners association or other mandatory membership Community association having concurrent jurisdiction with the Association over any Neighborhood. See also Article XIV, Part A, Section 1(d) of this Declaration.

(p) "Neighborhood Declaration" shall refer to any declaration of protective covenants or similar instrument recorded in the land records of the county or counties where the Community is located which subjects all or a portion of the land within such Neighborhood to covenants, restrictions, and easements in addition to those contained in this Declaration.

(q) "Occupant" shall mean any Person occupying all or any portion of a Lot or other property located within the Community for any period of time, regardless of whether such Person is a tenant of the Owner of such property.

(r) "Owner" shall mean and refer to the record owner, whether one or more Persons, of the fee simple title to any Lot located within the Community, excluding, however, any Person holding such interest merely as security for the performance or satisfaction of any obligation. See also Article XIV, Part A, Section 1(x) of this Declaration.

(s) "Person" means any natural person, as well as a corporation, joint venture, partnership (general or limited), association, trust, or other legal entity. See also Article XIV, Part A, Section 1(y) of this Declaration.

(t) "Supplementary Declaration" means an amendment or supplement to this Declaration which subjects additional property to this Declaration or imposes, expressly or by reference, additional restrictions and obligations on the land described therein, or both.

(u) "Total Association Vote" means all of the votes attributable to members of the Association (including votes of Declarant), and the consent of Declarant (so long as Declarant owns any property for development and/or sale in the Community or has the right unilaterally to annex additional property to the Community), and the consent of Approved Builder (if Approved Builder owns any property for development and/or sale in the Community).

EXHIBIT "B"

Property Submitted

Being all of Phase I of Crosstowne Subdivision as shown on plat recorded in Book of Maps 2009, Pages 203 through 208, Wake County Registry.

Further including those parcels labeled as "Open Space"; and "permanently preserved Open Space" containing 0.578 acres, 0.162 acres, 0.083 acres, 0.053 acres, and 7.254 acres, all as shown on the map hereinabove described.

EXHIBIT "C"

Additional Property which can be Unilaterally
Submitted by Declarant

Those tracts containing 5.210 acres and 15.537 acres both as shown on plats recorded in Book of Maps 2009, Pages 203 through 208, Wake County Registry.

EXHIBIT "D"

**BYLAWS
OF
CROSSTOWNE NEIGHBORHOOD ASSOCIATION, INC.**

BYLAWS
OF
CROSSTOWNE NEIGHBORHOOD ASSOCIATION, INC.

Article I

Name, Membership and Definitions

Section 1. Name. The name of the Association shall be Crosstowne Neighborhood Association, Inc. (the "Association").

Section 2. Membership. The Association shall have one (1) class of membership, as is fully set forth in the Declaration of Protective Covenants and Easements for Crosstowne Subdivision (such Declaration, as amended, renewed or extended from time to time, is hereinafter sometimes referred to as the "Declaration"), the terms of which pertaining to membership are specifically incorporated by reference herein.

Section 3. Definitions. The words used in these Bylaws shall have the same meaning as set forth in the Declaration, unless the context shall prohibit.

Article II

Association: Meetings, Quorum, Voting, Proxies

Section 1. Place of Meetings. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the members as may be designated by the Board of Directors, either in the Community or as convenient thereto as possible and practical.

Section 2. First Meeting and Annual Meetings. An annual or special meeting shall be held within one (1) years from the date the Declaration is recorded. Annual meetings shall be set by the Board so as to occur no later than sixty (60) days after the close of the Association's fiscal year. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the sham hour on the first day following which is not a legal holiday (excluding Saturday and Sunday).

Section 3. Special Meetings. The President may call special meetings. In addition, it shall be the duty of the President to call a special meeting of the Association if so directed by resolution of a Majority of the Board of Directors or upon a petition signed by at least twenty-five percent (25%) of the Total Association Vote (the consent of the Declarant shall not be required). The notice of any special meeting shall state the date, time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting, except as stated in the notice.

Section 4. Notice of Meetings. It shall be the duty of the Secretary of the Association to cause to be hand-delivered or sent by prepaid United States mail to the Owner of

record of each Lot a notice of each annual or special meeting of the Association stating the date, time and place where it is to be held, the items on the agenda, including the general nature of any proposed amendment to the Declaration or Bylaws, any budget changes, any proposal to remove a director or officer and matters that shall be approved by the members under Sections 55A-8-31, 55A-8-55, 55A-10-03, 55A-10-21, 55A-11-04, 55A-12-02, or 55A-14-02 of the North Carolina Nonprofit Corporation Act and, for a special meeting, the purpose thereof. If an Owner wishes notice to be given at an address other than his or her Lot, he or she shall have designated by notice in writing to the Secretary of the Association such other address. The mailing or delivery of a notice of meeting in the manner provided in this Section shall be considered service of notice. Notices shall be served not less than ten (10) (or if the notice is mailed by other than first class, registered or certified mail not less than thirty (30)) nor more than sixty (60) days before a meeting.

Section 5. Waiver of Notice. Waiver of notice of a meeting of the members shall be deemed the equivalent of proper notice. Any member may, in writing, waive notice of any meeting of the members, either before or after such meeting. Attendance at a meeting by a member, whether in person or by proxy, shall be deemed waiver by such member of notice of the time, date and place thereof, unless such member specifically objects to lack of proper notice at the time the meeting is called to order.

Section 6. Adjournment of Meetings. If any meetings of the Association cannot be held because a quorum is not present, a Majority of the members who are present at such meeting, either in person or by proxy, may adjourn the meeting to a time not less than five (5) nor more than thirty (30) days from the time the original meeting was called. At such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted without further notice unless the meeting is adjourned to a date a more than 120 days after the date fixed for the original meeting, in which case a new record date must be set in accordance with 55A-7-07 of the North Carolina Nonprofit Corporation Act. Notwithstanding any provision to the contrary in the Declaration or these Bylaws, the quorum requirement at the next meeting shall be one-half the quorum requirement applicable to the meeting adjourned for lack of a quorum. This provision shall continue to reduce the quorum by fifty percent (50%) from that required at the previous meeting, as previously reduced, until such time as a quorum is present and business can be conducted.

Section 7. Voting. The voting rights of the members shall be as set forth in the Declaration, and such voting rights are specifically incorporated herein.

Section 8. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing, dated, and filed with the Secretary of the Association before the appointed time of each meeting. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his or her Lot, or upon receipt of notice by the Secretary of the Association of the death or judicially declared incompetence of a member, or of written revocation, or upon the expiration of eleven (11) months from the date of the proxy.

Section 9. Quorum. The presence, in person or by proxy, of ten percent (10%) of the total eligible Association vote shall constitute a quorum at all meetings of the Association.

The members present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough members to leave less than a quorum.

Section 10. Action without a Formal Meeting. Any action required or permitted to be approved by the Association may be approved without a meeting if one (1) or more consents, in writing, setting forth the action so taken, shall be signed and dated by all members of the Association (including the Declarant, if the consent of the Declarant is required) entitled to vote on the action. The record date for such action shall be the date that the first member signs a consent. Each signed consent shall be included in the minutes of meetings of members filed in the permanent records of the Association.

Section 11. Action by Written Ballot. Any action to be taken at any annual, regular or special meeting of members may be taken without a meeting if approved by written ballot as provided herein. The Association shall deliver a written ballot to each member entitled to vote on the matter. The written ballot shall set forth each proposed action and, except in the case of the election of directors, provide an opportunity to vote for or against each proposed action. Approval by written ballot of an action shall only be valid when the number of votes cast by ballot equals or exceeds the quorum required to be present at a meeting held to authorize such action and, except in the case of the election of directors, the number of approvals equals or exceeds the number of votes that would be required to approve the matter at a meeting at which the total number of votes cast was the same as the number of votes cast by ballot. All solicitations for votes by written ballot shall indicate the number of responses needed to meet the quorum requirements; state the percentage of approvals necessary to approve each matter (other than election of directors); and specify the time by which a ballot must be received by the Association in order to be counted. A timely written ballot received by the Association may not be revoked without the consent of the Board of Directors. The results of each action by written ballot shall be certified by the Secretary of the Association and shall be included in the minutes of meetings of members filed in the permanent records of the Association.

Article III

Board of Directors: Number, Powers, Meetings

A. Composition and Selection.

Section 1. Governing Body; Composition. The affairs of the Association shall be governed by a Board of Directors. Except as provided in Section 2 of this Article, the directors must reside in the Community and shall be members or spouses of such members; provided, however, no Person and his or her spouse may serve on the Board at the same time.

Section 2. Directors Appointed by Declarant. The Declarant shall have the right to appoint or remove any member or members of the Board of Directors or any officer or officers of the Association until such time as the first of the following events shall occur: (a) December 31 of the year in which Declarant no longer owns any property for development and/or sale in the Community and no longer has the right to unilaterally annex additional property to the Community; or (b) the surrender by Declarant in writing of the authority to appoint and remove

directors and officers of the Association. The Declarant intends to surrender such authority on December 31 of the year in which ninety (90%) percent of the Lots planned by Declarant to be a part of the Community shall have been conveyed to Owners for occupancy as a residence. Each Owner, by acceptance of a deed to or other conveyance of a Lot, vests in Declarant such authority to appoint and remove directors and officers of the Association. The directors appointed by the Declarant need not be Owners or residents in the Community.

Section 3. Number of Directors. The Board of Directors shall consist of not less than three (3), nor more than (9), members, the precise number to be an odd number fixed by resolution of the Board from time to time.

Section 4. Nomination of Directors. Elected directors may be nominated from the floor and may also be nominated by a nominating or elections committee, if such a committee is established by the Board. All candidates shall have a reasonable opportunity to communicate their qualifications to the members and to solicit votes.

Section 5. Election and Term of Office. Owner-elected directors shall be elected and hold office as follows:

(a) After the Declarant's right to appoint directors and officers terminates, the Association shall call a special meeting to be held at which Owners shall elect five (5) directors.

(b) At annual meetings of the membership thereafter, directors shall be elected. All eligible members of the Association shall vote on all directors to be elected, and the candidate(s) receiving the most votes shall be elected; provided, however, the initially elected directors shall serve the remainder of their terms.

The term of one (1) director shall be fixed at one (1) year, the term of two (2) directors shall be fixed at two (2) years, and the term of two (2) directors shall be fixed at three (3) years. At the expiration of the initial term of office of each respective member of the Board of Directors, a successor shall be elected to serve for a term of two (2) years. The members of the Board of Directors shall hold office until their respective successors shall have been elected by the Association. The Association shall publish the names and addresses of the members of the Board of Directors within thirty (30) days of their election.

Section 6. Removal of Directors. At any regular or special meeting of the Association duly called at which a quorum is present, any one (1) or more of the members of the Board of Directors, other than a member appointed by the Declarant, may be removed, with or without cause, by a Majority of all persons present and entitled to vote at such meeting and a successor may then and there be elected to fill the vacancy thus created. A director whose removal has been proposed by the Owners shall be given at least ten (10) days' notice of the calling of the meeting and the purpose thereof and shall be given an opportunity to be heard at the meeting. Additionally, any director who has three (3) consecutive unexcused absences from Board meetings or who is delinquent in the payment of an assessment for more than twenty (20) days may be removed by a Majority vote of the directors at a meeting, a quorum being present.

Section 7. Vacancies. Vacancies in the Board of Directors caused by any reason, excluding the removal of a director by vote of the Association, shall be filled by a vote of the

Majority of the remaining directors, even though less than a quorum, at any meeting of the Board of Directors. Each Person so selected shall serve the unexpired portion of the term.

B. Meetings.

Section 1. Organizational Meetings. The first meeting of the members of the Board of Directors following each annual meeting of the membership shall be held within ten (10) days thereafter at such time and place as shall be fixed by the Board.

Section 2. Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a Majority of the directors, but at least four (4) such meetings shall be held during each fiscal year with at least one (1) per quarter. Notice of the regular schedule shall constitute sufficient notice of such meetings.

Section 3. Special Meetings. Special meetings of the Board of Directors shall be held when requested by the President, Vice President or by any two (2) directors. The notice shall specify the time and place of the meeting and the nature of any special business to be considered. The notice shall be given to each director by one of the following methods: (a) by personal delivery; (b) written notice by first class mail, postage prepaid; (c) by telephone communication, either directly to the director or to a Person at the director's home or office who would reasonably be expected to communicate such notice promptly to the director; (d) by telegram, charges prepaid; or (e) by commercial delivery service to such director's home or office. All such notices shall be given or sent to the director's address or telephone number as shown on the records of the Association. Notices sent by first class mail shall be deposited into a United States mailbox at least four (4) days before the time set for the meeting. Notices given by personal delivery, telephone, or telegraph company shall be given at least forty-eight (48) hours before the time set for the meeting.

Section 4. Waiver of Notice. The transactions of any meeting of the Board of Directors, however called and noticed or wherever held, shall be as valid as though taken at a meeting duly held after regular call and notice, if (a) a quorum is present, and (b) either before or after the meeting, each of the directors not present signs a written waiver of notice, a consent to holding the meeting, or an approval of the minutes. The waiver of notice or consent need not specify the purpose of the meeting. Notice of a meeting shall also be deemed given to any director who attends the meeting without protesting before or at its commencement about the lack of adequate notice.

Section 5. Quorum of Board of Directors. At all meetings of the Board of Directors, a Majority of the directors shall constitute a quorum for the transaction of business, and the votes of a Majority of the directors present at a meeting at which a quorum is present shall constitute the decision of the Board of Directors. A meeting at which a quorum is initially present may continue to transact business, notwithstanding the withdrawal of directors, if any action taken is approved by at least a Majority of the required quorum for that meeting. If any meeting cannot be held because a quorum is not present, a Majority of the directors who are present at such meeting may adjourn the meeting to a time not less than five (5) nor more than thirty (30) days from the time that the original meeting was called. At such adjourned meeting at

which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted without further notice.

Section 6. Compensation. No director shall receive any compensation from the Association for acting as such unless approved by a Majority of the Total Association Vote. However, any director may be reimbursed for his or her actual expenses incurred in the performance of his or her duties.

Section 7. Open Meetings. All meetings of the Board shall be open to all members, but members other than directors may not participate in any discussion or deliberation unless expressly so authorized by the Board. At regular intervals, the Board shall provide members an opportunity to speak about their issues or concerns. The Board may place reasonable restrictions on the number of persons who speak on each side of an issue and may place reasonable time restrictions on persons who speak.

Section 8. Executive Session. The Board may adjourn a meeting and reconvene in executive session to discuss and vote upon personnel matters, litigation in which the Association is or may become involved, and orders of business of a similar nature. The nature of any and all business to be considered in executive session shall first be announced in open session.

Section 9. Action without a Formal Meeting. Any action to be taken at a meeting of the directors, or any action that may be taken at a meeting of the directors, may be taken without a meeting if a consent, in writing, setting forth the action so taken shall be signed by all of the directors and delivered to the Association for filing in the permanent records of the Association.

Section 10. Telephonic Participation. One (1) or more directors may participate in and vote during any regular or special meeting of the Board by telephone conference call or similar communication equipment by means of which all directors participating in the meeting can hear each other at the same time, and those directors so participating shall be present at such meeting. Any such meeting at which a quorum participates shall constitute a regular meeting of the Board.

C. Powers and Duties.

Section 1. Powers. The Board of Directors shall be responsible for the affairs of the Association and shall have all of the powers and duties necessary for the administration of the Association's affairs and, as provided by law, may do all acts and things as are not by the Declaration, the Articles of Incorporation of the Association, or these Bylaws directed to be done and exercised exclusively by the members. In addition to the duties imposed by these Bylaws or by any resolution of the Association that may hereafter be adopted, the Board of Directors shall have the power to and be responsible for the following, in way of explanation, but not limitation:

(a) preparation and adoption of an annual budget in which there shall be established the contribution of each Owner to the common expenses;

(b) making assessments to defray the common expenses, establishing the means and methods of collecting such assessments, and establishing the period of the installment payments of the assessments;

(c) providing for the operation, care, upkeep and maintenance of all areas which are the maintenance responsibility of the Association;

(d) designating, hiring and dismissing the personnel necessary for the operation of the Association and, where appropriate, providing for the compensation of such personnel and for the purchase of equipment, supplies and material to be used by such personnel in the performance of their duties;

(e) collecting the assessments, depositing the proceeds thereof in a bank depository which it shall approve, and using the proceeds to administer the Association;

(f) making and amending use restrictions and rules and regulations;

(g) opening of bank accounts on behalf of the Association and designating the signatories required;

(h) enforcing by legal means the provisions of the Declaration, these Bylaws, and the rules and regulations adopted by it, and bringing any proceedings which may be instituted on behalf of or against the Owners concerning the Association;

(i) obtaining and carrying insurance against casualties and liabilities, as provided in the Declaration, and paying the premium cost thereof;

(j) paying the cost of all services rendered to the Association or its members which are not directly chargeable to Owners;

(k) keeping books with detailed accounts of the receipts and expenditures affecting the Association and its administration, and specifying the maintenance and repair expenses and any other expenses incurred; and

(l) contracting with any Person for the performance of various duties and functions.

The Board shall have the power to enter into common management agreements with trusts, condominiums or other associations. Any and all functions of the Association shall be fully transferable by the Board, in whole or in part, to any other entity.

Section 2. Management Agent. The Board of Directors may employ for the Association a professional management agent or agents at a compensation established by the Board of Directors to perform such duties and services as the Board of Directors shall authorize. The Declarant or an affiliate of the Declarant may be employed as managing agent or Manager. The term of any management agreement shall not exceed one (1) year and shall be subject to termination by either party, without cause and without penalty, upon ninety (90) days' written notice.

Section 3. Fining Procedure. Notwithstanding any provision in the Declaration or these Bylaws to the contrary, the Board shall not impose a fine (a late charge shall not constitute a fine) or suspend a member's privileges or services provided by the Association unless and until the following procedure is followed:

(a) **Notice.** Written notice shall be delivered to the member by first-class or certified mail sent to the address of the member shown on the Association's records, specifying:

(1) the nature of the violation, the fine or suspension to be imposed and the date, not less than ten (10) days from the date of the notice, that the fine or suspension will take effect;

(2) that the violator may, within ten (10) days from the date of the notice, request a hearing regarding the fine or suspension imposed;

(3) the name, address and telephone numbers of a person to contact to challenge the fine or suspension;

(4) that any statements, evidence, and witnesses may be produced by the violator at the hearing; and

(5) that all rights to have the fine or suspension reconsidered are waived if a hearing is not requested within ten (10) days of the date of the notice.

(b) **Hearing.** If a hearing is requested, it shall be held before the Board of Directors in executive session, and the violator shall be given a reasonable opportunity to be heard. The minutes of the meeting shall contain a written statement of the results of the hearing. No fine in excess of one hundred dollars (\$100.00) per day for each day more than five (5) days after the decision that the violation occurred shall be imposed by the Board of Directors.

Article IV

Officers

Section 1. Officers. The officers of the Association shall be a President, Vice President, Secretary and Treasurer. Any two (2) or more offices may be held by the same Person, excepting the offices of President and Secretary. The President and Treasurer shall be elected from among the members of the Board of Directors.

Section 2. Election, Term of Office and Vacancies. Except during the period in which the Declarant has the right to appoint the officers of the Association under Article III, Section 2, of these Bylaws, the officers of the Association shall be elected annually by the Board of Directors at the first meeting of the Board of Directors following each annual meeting of the members. A vacancy in any office arising because of death, resignation, removal, or otherwise may be filled by the Board of Directors for the unexpired portion of the term. The Association shall publish the names and addresses of the officers of the Association within thirty (30) days of their election.

Section 3. Removal. Any officer may be removed by the Board of Directors whenever, in its judgment, the best interests of the Association will be served thereby.

Section 4. President. The President shall be the chief executive officer of the Association and shall preside at all meetings of the Association and of the Board of Directors. The President shall have all the general powers and duties which are incident to the office of the president of a corporation organized under the North Carolina Nonprofit Corporation Act.

Section 5. Vice President. The Vice President shall act in the President's absence and shall have all powers, duties and responsibilities provided for the President when so acting.

Section 6. Secretary. The Secretary shall keep the minutes of all meetings of the Association and of the Board of Directors and shall have charge of such books and papers as the Board of Directors may direct and shall, in general, perform all duties incident to the office of the secretary of a corporation organized in accordance with North Carolina law.

Section 7. Treasurer. The Treasurer shall have the responsibility for the Association's funds and securities and shall be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements, for preparing all required financial statements and tax returns, and for the deposit of all monies and other valuable effects in the name of the Association or the managing agent in such depositories as may from time to time be designated by the Board of Directors.

Section 8. Resignation. Any officer may resign at any time by giving written notice to the Board of Directors, the President, or the Secretary. Such resignation shall take effect on the date of the receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Article V

Committees

Committees to perform such tasks and to serve for such periods as may be designated by the Board are hereby authorized. Each committee shall be composed and shall operate in accordance with the terms of the resolution of the Board of Directors designating the committee or with rules adopted by the Board of Directors.

Article VI

Miscellaneous

Section 1. Fiscal Year. The fiscal year of the Association shall be determined by resolution of the Board. In the absence of such a resolution, the fiscal year shall be the calendar year.

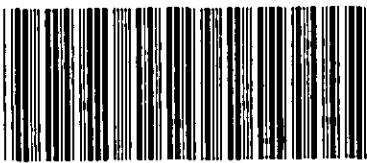
Section 2. Parliamentary Rules. Roberts Rules of Order (current edition) shall govern the conduct of all Association proceedings when not in conflict with North Carolina law,

the Articles of Incorporation of the Association, the Declaration, these Bylaws, or a ruling made by the Person presiding over the proceeding.

Section 3. Conflicts. If there are conflicts or inconsistencies between the provisions of North Carolina law, the Articles of Incorporation of the Association, the Declaration, and these Bylaws, the provisions of North Carolina law, the Declaration, the Articles of Incorporation of the Association, and the Bylaws (in that order) shall prevail.

Section 4. Amendment. The provisions of the Declaration applicable to amendment of that instrument shall apply to any amendment of these Bylaws.

Section 5. Books and Records. The Association shall keep accurate records of all cash receipts and expenditures and all assets and liabilities. The Association shall make an annual income and expense statement and balance sheet available to all Lot Owners at no charge and within seventy five (75) days after the close of the fiscal year to which the information relates. A more extensive compilation, review, or audit of the Associations books and records for the current or immediately preceding fiscal year may be required by a vote of the majority of the Board or by the affirmative vote of a majority of the Lot Owners present and voting in person or by proxy at any annual or special meeting of the Association duly called for that purpose.



BOOK:013408 PAGE:00482 - 00571

**Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.**



**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ New Time Stamp
_____ # of Pages *90* *W*

Instrument Prepared By: Raleigh City Attorney’s Office and Getter Law Offices PA

Brief Description for Index: Crosstowne, Ph 3 Book of Maps 2014, Page 1833m Wake County (see map)

Parcel Identifier: PIN 1712 04 2291

Mail After Recording To: Planning Department
City of Raleigh
Attn: Development/Site Plan Administrator
P. O. Box 590
Raleigh, N.C. 27602

**DECLARATION OF CITY OF RALEIGH REQUIRED CITY CODE
PROVISIONS FOR DEVELOPMENTS WITH COMMON ELEMENTS
AND COMMON EXPENSES**

Required by Raleigh City Code of Ordinances, Part 10

City of Raleigh Case or File Number: S-54-04

Name of Development (as shown on recorded plat): Phase 3, Crosstowne Subdivision

The real property described in Exhibit A (the “Property”) contains 5.210 acres

All or part of the Exhibit A real property is described in Book 16268, Page 1850, Wake County Registry

Check if Exhibit B is applicable n/a . (The Development is a cluster unit development and the Exhibit A real property contains less than 20 acres and portions of the City approved cluster unit development are zoned Rural Residential, R-2 or R-4, *or* the Exhibit A real property contains less than 10 acres and portions of the City approved cluster unit development are otherwise zoned. Complete if checked, all of the Exhibit B real property is described in Book n/a , Page n/a , n/a County Registry.

Legal Name of Declarant: MITEPE LLC

City Code Covenant Number (For a Multi-Phase Development): n/a

*City Code Covenant
Page 1
Revised June 21, 2011*

[n/a] **CHECK HERE IF PROPERTY WILL BE SUBJECT TO CHAPTER 47C OR CHAPTER 47F OF THE GENERAL STATUTES**

Name of Association: Crosstowne Subdivision Townhome Owner Association

CHECK ANY OF THE FOLLOWING PORTIONS OF THIS DECLARATION THAT ARE APPLICABLE:

- X Article III The Development is one or more of the following: (1) a cluster unit development, and/or (2) a townhouse development, and/or (3) a planned development conditional use overlay district.

- X Article IV The Development is a cluster unit development.

- n/a Article V The Development is a planned development conditional use overlay district.

- n/a Article VI The Development contains City Greenways.

- X Article VII The Development contains private streets.

- n/a Article VIII The Development contains gated streets.

- X Article IX The Development contains tree conservation areas that are being used by multiple lots to conform to City Code tree conservation regulations.

- n/a Article X The Development approval contains the requirement for one or more other covenant provisions.

- n/a Exhibit B

DECLARATION OF CITY OF RALEIGH REQUIRED CITY CODE PROVISIONS FOR DEVELOPMENTS WITH COMMON ELEMENTS AND COMMON EXPENSES

Required by Raleigh City Code of Ordinances Part 10

This Declaration of City of Raleigh Required City Code Provisions for developments with Common Elements and Common Expenses (this document is also referred to herein as the “City Code Covenant”) is made this _____ day of _____, 2017, by MITEPE LLC, the “Declarant”, who is the owner of certain real property located in Wake County, North Carolina, as described further in **Exhibit A** (the “Property”). This City Code Covenant is for the benefit of the Declarant, the Association, all successors; heirs; assignees and personal representatives Owners of the Property, and the City of Raleigh.

RECITALS

WHEREAS, the City Council of the City of Raleigh has determined that to ensure that developments with Common Elements, Common Expenses, and owners' associations comply with the provision of the Code of Ordinances of the City of Raleigh, the provisions of this City Code Covenant shall apply to the Property; and

WHEREAS, Declarant shall subsequently record in the Registry one or more instruments (said instruments together shall hereinafter be called the "Declaration") providing, at a minimum, voting rights for Members in the Association and assessment allocations for Common Expenses, which assessments shall be sufficient to pay all applicable Common Expenses including, without limitation, Maintenance of all Common Elements; and the Declaration shall also state whether Stormwater Control Measures are Common Elements or Limited Common Elements or Sub-Association Common Elements or Sub-Association Limited Common Elements; and

WHEREAS, Declarant, as Owner of the Property, wishes to develop the Property in accordance with the rules, regulations, and ordinances of the City of Raleigh (including conditions of approval as shown in the aforesaid City of Raleigh Case Number) and the State of North Carolina; and

WHEREAS, Declarant intends to provide Common Elements that will serve the Property and that will benefit Owners of the Property (or some portion thereof), and to subject the Property to this City Code Covenant pursuant to the requirements of Part 10 of the Code of Ordinances of the City of Raleigh; and

WHEREAS, the Association is the property owners' association for the Development, and it joins in the execution of this City Code Covenant to acknowledge its obligations described herein

NOW THEREFORE, in order to comply with the requirements of Part 10 of the Code of Ordinances of the City of Raleigh, the Declarant hereby establishes this City Code Covenant in order to encumber, restrict, and obligate the Property, its associations, and any successor Owners of the Property (or any portion thereof), to the terms, covenants, conditions, restrictions, easements, charges, liens and obligations herein; each and all of which shall run with the Property in perpetuity and, as provided herein, be binding on and inure to the benefit of all Persons owning any right title or interest in the real property subject to this City Code Covenant and their heirs, personal representatives, successors and assigns. The Property subject shall be owned, held, transferred, sold, conveyed, leased, used, occupied, mortgaged and developed subject to this City Code Covenant.

ARTICLE I
DEFINITIONS, CONSTRUCTION, AMENDMENTS AND MISCELLANEOUS

1. Definitions. As used in this City Code Covenant, the following words and terms have the following definitions. With respect to words and terms used herein, the singular shall include the

plural, the plural shall include the singular, and one gender shall include all. These definitions are applicable to the following words and terms as they are used anywhere in this City Code Covenant.

(a) “Act” is defined (depending on the type of Development) as either or both of the North Carolina Condominium Act (as contained in Chapter 47C North Carolina General Statutes) or the North Carolina Planned Community Act (as contained in Chapter 47F of the North Carolina General Statutes), or as contained in any successor portion of the North Carolina General Statutes, as the same exists from time to time. The Act is referred to herein from time to time as G.S. 47C or G.S. 47F, with the particular section number following the General Statutes chapter reference (for example, G.S.47F-1-101). Words and terms used in this City Code Covenant that are defined in the Act but not defined in the Code of Ordinances of the City of Raleigh (for example, the term special declarant rights), have the definition contained in the Act.

(b) “Annexation Document” is defined as a document, by whatever name denominated, that is recorded for the purposes of subjecting Annexed Property to this City Code Covenant in accordance with the provisions for annexation specified herein.

(c) “Annexed Property” is defined as all real property annexed or subjected (those two terms being used interchangeably herein) to any part or all of the terms of this City Code Covenant subsequent to its initial recording in the Registry.

(d) “Association” is defined as the corporation identified as the Association hereinabove, and which is organized and operated under the laws of the State of North Carolina as the property owners’ association or homeowners’ association for the Property. “Sub-Association” (if applicable) is defined as a corporation organized and operated under the laws of the State of North Carolina as the property owners association or homeowners’ association for a portion of, but not all of, the Property. There may be one or more Sub-Associations (if applicable) with respect to the Property. An example of a Sub-Association is a homeowners’ association for a townhouse development that is part of a cluster unit development which also has a separate Association for the entire cluster unit development. Whenever there is a reference herein to the Association, but which should refer to or include a Sub-Association (for example, a requirement of Maintenance of Common Element by the Association that is, in fact, Sub-Association Common Element to be Maintained by a Sub-Association, or reference to compliance with a Code provision that is applicable to the Association and/or Sub-Associations), such reference is deemed corrected accordingly.

(e) “Board” is defined as the board of directors of the Association, and is the Executive Board as defined in the Act. The Board is responsible for the management and administration of the Association as provided for in this City Code Covenant and in the Act.

(f) “City” or “City of Raleigh” is defined as the City of Raleigh, North Carolina, a North Carolina municipal corporation.

(g) "City Approval" is defined as the written approval of the City of Raleigh, as given by the City Planning Director by execution of the recorded original or copy of the applicable document. When this City Code Covenant or any other Governing Document requires execution of a document by the City Planning Director or prior approval of a document or action by the City Planning Director, such execution or approval may be done or given by the City Planning Director or by such other Person authorized by the Code or the City Planning Director to perform such action on behalf of the City Planning Director.

(h) "City Code Covenant" is defined as this document, together with all exhibits and amendments to this document.

(i) "Code" is defined as the Raleigh City Code of Ordinances as it may be amended from time to time, and includes all duly adopted regulations, rules, directives, and policies of the City pursuant to or in furtherance of the Code. References herein to specific sections of the Code are to those sections as they exist at the time of the City's approval of this City Code Covenant for recording in the Registry, as evidenced by the execution of this City Code Covenant by the City Planning Director. However, the Property is subject to applicable Code provisions, whether or not the specific Code provision is cited herein, and whether or not any specific Code provision cited herein is cited correctly or incorrectly, or subsequently is amended.

(j) "Common Element" (or Common Property or Common Area, such terms being used interchangeably herein and in any Governing Document) is defined as real property, together with any improvements situated thereon, intended for the common use and benefit of Owners and occupants of the Property, regardless of how such real property is described in a Governing Document. "Common Element" may be owned or leased by the Association or may be owned by another Person with the Association having a right or easement therein (for example, part or all of a private stormwater drainage easement located on either a Lot or real property that is not part of the Property and that serves more than one (1) Lot in the Property, or a right of the Association to use of a portion of a public street right-of-way pursuant to an encroachment agreement with the City). Common Elements include all of the following:

- (i) All of the items included in the definition of Common Areas in Section 10-3003 of the Code (or its successor provision).
 - (ii) All other items included in the definition of Common Elements, Common Area or Common Property in any Governing Document or recorded in any map or plat in the Registry.
 - (iii) All recorded tree conservation areas shown on any recorded plat of the Property.
- A Common Element that is owned by or subject to being Maintained by a Sub-Association is "Sub-Association Common Element", even if it is referred to in this document or in any other Governing Document as Common Element instead of Sub-Association Common Element. Common Elements, if any, established by the Declarant or the Association for the benefit of fewer than all of the Owners and occupants of the Property, but which are not Sub-Association Common Elements, are Limited Common Elements and such Limited Common Elements and the Owners and occupants of the applicable portion of the Property for whose benefit the Limited Common Element exists are subject to the same Code provisions as those applicable to Common Elements. All references herein or in any recorded map or plat of the Property to any Common Element that is, in fact, a Sub-Association Common Element or a

Limited Common Element are deemed corrected accordingly. Sub-Association Common Elements, if any, owned by or subject to being Maintained by a Sub-Association for the benefit of fewer than all of the Owners and occupants of the applicable portion of the Property are Sub-Association Limited Common Elements and such Sub-Association Limited Common Elements and the Owners and occupants of the applicable portion of the Property for whose benefit the Sub-Association Limited Common Elements exists are subject to the same Code provisions as those applicable to Common Elements. All references herein or in any recorded plat of the Property to Limited Common Elements or Sub-Association Limited Common Elements that are, in fact, Common Elements or Sub-Association Common Elements, are deemed corrected accordingly.

(k) "Common Expense" is defined as all expenditures made by the Association and all financial liabilities of the Association, including allocation to reserves, and including all Association liabilities imposed by the Code [See, for example, Sections 10-3073(b)(3) and 10-2082.14(e)(3)], this City Code Covenant, the Declaration and other Governing Documents.

(l) "Declarant" is defined as the Person identified as the Declarant hereinabove and its assigns; provided, however, that no assignment of Declarant rights under this City Code Covenant shall be effective unless an assignment of Declarant rights is executed by Declarant and the assignee and recorded in the Registry. Declarant may assign its Declarant rights in part or in whole at any time and from time to time. The word "Declarant" also includes, without the necessity of a recorded assignment from the Declarant, any of the following: (i) a legal name change of the Declarant; (ii) a court appointed receiver for Declarant; (iii) a Trustee in bankruptcy for Declarant; (iv) a successor to Declarant by merger; (v) a purchaser at foreclosure (or grantee in a deed in lieu of foreclosure) of the portion of the Property owned by Declarant and who asserts part or all of the Declarant rights by a document recorded by such purchaser or grantee in the Registry.

(m) "Declaration of Maintenance Covenant and Protection Easements for Stormwater Control Facilities" is defined as any document with respect to the Property recorded in the Registry among the Declarant, an Association or a commercial Lot Owner (if applicable), and the City that relates to those matters in Code section 10-9027(b) or any successor Code provision, and includes all amendments and supplements to such documents.

(n) "Development" is defined as the real property approved for development by the City under the City of Raleigh Case or File Number shown on the first page of this City Code Covenant. The Property may be all or part of the real property that constitutes the Development.

(o) "Fiscal Year" is defined as the calendar year until such time as the Board, by appropriate resolution, establishes a different Fiscal Year for the Association.

(p) "Governing Documents" is defined as all of the following that are applicable to any part or all of the Property, as the same may be amended, restated, or supplemented from time to time: this City Code Covenant; Declarations of Maintenance Covenant and Protection Easements for Stormwater Control Facilities; the Declaration; the Articles of Incorporation and Bylaws of the Association; Annexation Documents; plats (or maps, those terms being used

interchangeably herein) of the Property or any portions thereof recorded in the Registry; declarations of restrictive or protective covenants applicable to the Property or any portion thereof; Subsequent Documents; all Sub-Association documents (with respect to those portions of the Property subject to such Sub-Association documents); and Withdrawal Declarations.

(q) “Governmental Authority” or “Governmental Authorities” is defined as the City, the Counties of Wake and/or Durham (as appropriate) North Carolina, the State of North Carolina, the United States of America, and all other governmental entities and quasi-governmental entities that have jurisdiction over the Property or any part thereof, and all applicable departments and agencies of any of them, whichever Governmental Authority or entities is/are applicable.

(r) “Include” or “Including” is defined as being inclusive of, but not limited to, the particular matter described, unless otherwise clearly obvious from the context.

(s) “Lot” is defined as any numbered or lettered portion of the Property, together with any improvements thereon, which is shown on any recorded plat of any part or all of the Property, and which is not any of the following: a dedicated public street right-of-way; Common Elements; Sub-Association Common Elements; Open Space owned in fee simple by the Association; greenway, Open Space or park lands owned in fee simple by the City.

(t) “Maintain”, “Maintenance”, “Maintaining”, or any similar term used herein is defined to include any one or more of the following, as the context requires: acquisition, purchase, construction, re-construction, installation, maintenance, inspection, examination, upkeep, cleaning, renewal, alteration, repair, replacement, repainting, remodeling, restoration, removal, improvement, administration, operation, use, planting, mowing, cutting, trimming, pruning, fertilizing, watering and preservation, provided, however, this definition is not applicable to Article II Section 2 of this City Code Covenant.

(u) “Member” is defined as each Person who owns a Lot within the Property.

(v) “Mortgagee” is defined as the beneficiary or payee under any mortgage or deed of trust, and the terms mortgage and deed of trust are deemed to refer to both mortgages and deeds of trust.

(w) “Open Space” is defined as open space areas shown on preliminary development plans for the Development filed with the City and delineated on any recorded map or plat of the Property or the open space areas required by the Code or by the conditional use zoning of the Property for the perpetual benefit of the Owners. Open Space areas required under the Code are required as compensation for the flexible lot dimensions allowed on part or all of the Property and Open Space areas in Conditional Use Zoning Districts may be required as consideration for such conditional use zoning. Accordingly, Open Space may not be conveyed except in strict compliance with the Code. Under the Code, Open Space may be owned by the Association, a Sub-Association, or by the City. Open Space owned by the Association or a Sub-Association is a Common Element or a Sub-Association Common Element, as appropriate. “Permanently Protected Undisturbed Open Space” is Open Space defined as such under the Code.

(x) “Operating Deficit” is defined as the difference between the total amount of the annual assessments for a Fiscal Year levied on all Lots and the amount of actual expenditures by the Association during the Fiscal Year for Common Expenses, including funding of reserves, but excluding (i) amounts levied against a Lot, but which are not paid, and (ii) special assessments for capital improvements.

(y) “Owner” is defined as the record Owner, whether one or more Persons, of fee simple title to any Lot, and shall include Declarant as to any Lot owned by Declarant. “Owner” shall not include any Person who holds an interest in a Lot solely as security for the performance of an obligation or as a tenant.

(z) “Person” is defined to include any natural person, corporation, business trust, estate, trust, partnership, limited liability company, association, joint venture, Governmental Authority (including the City), or other entity.

(aa) “Property” is defined as all of the real property which is subject to any part or all of the terms of this City Code Covenant, including both the real property subjected to this City Code Covenant as described in Exhibit A at the time of its recording and real property later subjected by an Annexation Document.

(bb) “Registry” is defined as the office of the Register of Deeds (or any successor office under applicable law) for the North Carolina County or Counties in which deeds, plats, easements, mortgages and deeds of trust for the Property are recorded. All references herein to recording or to any requirement to record a document or plat refer to recording in the Registry of the County or Counties in which the applicable portion of the Property is situated.

(cc) “Stormwater Control Measures” or “Stormwater Control Facilities”, such terms being used interchangeably herein, is defined as one or more of the following devices and measures, together with associated private drainage easements utilized for conveying stormwater (however identified on a plat, map or in a recorded document) that serve(s) the Property and which are located outside of public street rights-of-way and drainage easements accepted into public use by the City, including, but not limited to, conduits, inlets, channels, pipes, level spreaders, ditches, grassed swales, sand filters, wet ponds, dry detention basins, wetlands, permanently protect undisturbed open space areas (and similarly designated areas shown on any recorded plat of any portion of the Property), bio-retention areas, retention or detention ponds, and other devices and measures, necessary to collect, convey, store, and control stormwater runoff and pollutants for more than one (1) Lot in the Property. Private drainage easements, however identified on a recorded plat or recorded map or in a recorded document, that serve more than one (1) Lot are deemed to be dedicated to the Association for the benefit of the Property or applicable portions thereof.

(dd) “Subsequent Document” is defined as any document, map or plat affecting or encumbering the Property or any portion thereof that is recorded in the Registry after this City Code Covenant is recorded in the Registry.

(ee) “Withdrawal Declaration” is defined as a document, by whatever name denominated, that is recorded as allowed or required by the City Code Covenant for the purposes of withdrawing real property from this City Code Covenant.

2. Applicability. The Property, all provisions of Governing Documents and other separately recorded instruments applicable to the Property (or any portion thereof) are subject to the ordinances, regulations, and rules of the City, and shall be construed in accordance with all of the applicable provisions of the Code, whether or not such Code provisions are specifically referenced in this City Code Covenant or in any other Governing Document. It shall be the responsibility of the Association and each Owner of each portion of the Property to comply with all provisions of the Code applicable to such portion of the Property. No Subsequent Document may avoid, vary, negate, or waive the obligations and rights of the Declarant, any Owner, or the Association (if applicable) established in this City Code Covenant without amendment of this City Code Covenant (with City Approval, as provided in Article I, Section 4 below) to allow such avoidance, variation, negation, or waiver.

3. Conflicts.

(a) The provisions of the Code control over any inconsistent provisions of this City Code Covenant or any other Governing Document.

(b) As applicable provisions of the Code are amended, modified, revised, deleted, or moved to different sections, this City Code Covenant and all other Governing Documents are deemed to be revised so as to conform to the provisions of the Code as they exist from time to time and are applicable to the Property or any part thereof.

(c) The provisions of this City Code Covenant shall control over any inconsistent provisions of any other Governing Document unless this City Code Covenant is amended, with City Approval as provided in Article I, Section 4 below, to allow subordination of this City Code Covenant to such Governing Document. To the extent that any Governing Document affecting the Property conflicts with the provisions of the Code or the General Statutes of the State of North Carolina, the conflicting provision shall be automatically cured to comply with the Code and the General Statutes of the State of North Carolina. To the extent that the requirements of the Code and the General Statutes of the State of North Carolina conflict, the more stringent provision shall prevail and apply.

(d) Notwithstanding any other provision of this City Code Covenant, any provision of this City Code Covenant or other Governing Document that is more restrictive than an applicable provision of the Code (for example a building setback distance required by a Governing Document that is greater than required by the Code) is not an inconsistent provision of this City Code Covenant unless the Code specifically provides otherwise, and is not deemed revised to conform to the Code.

(e) To the extent that definitions or provisions in a Subsequent Document are different than the definitions or provisions utilized in this City Code Covenant yet bear a similar meaning, the provisions of this City Code Covenant shall apply as if the defined term or

provision of this City Code Covenant was utilized. Specific exceptions to this provision may only be achieved through amendment to this City Code Covenant as provided in Article I, Section 4 below.

(f) If additional City Code Covenants are recorded for other portions of the Development, those additional City Code Covenants shall have the priority of this City Code Covenant with respect to Subsequent Documents for those portions of the Development subject to the additional City Code Covenant.

(g) Allocation of assessment obligations among Owners in any Subsequent Document does not constitute a conflict with this City Code Covenant; provided, however, that the rights of the City in this City Code Covenant or in any Declaration of Maintenance Covenant and Protection Easements for Stormwater Control Facilities, including, without limitation, the rights of the City to enforce liens and collect monies from Owners and an Association, shall not be impaired or adversely affected by any such allocation of assessment obligations in any Subsequent Document.

4. Amendment of City Code Covenant.

(a) Amendments to this City Code Covenant are valid from the time of recording in the Registry. Any amendment of this City Code Covenant must have prior City Approval. Any amendment of this City Code Covenant that requires City Approval is void *ab initio* if recorded without the required City Approval. Any amendment to an exhibit attached and incorporated into this City Code Covenant will similarly require an amendment to this City Code Covenant.

(b) During the first ten (10) year period following the date of the recording of this City Code Covenant in the Registry, the Declarant may amend this City Code Covenant with City Approval and without the consent or joinder of any other Person, so long as Declarant owns any portion of the Property, provided, however, that any Exhibit B description of Development Land amended to add real property or delete real property also must be executed by all Persons, in addition to Declarant, who own any of the real property being added to or deleted from the Exhibit B description of the Development Land (defined in Section 5 of Article IV hereof).

(c) If the amendment provisions of Section 4(b) above are no longer applicable to the Property, this City Code Covenant may be amended with City Approval and with the consent of the Owners of Lots who are entitled to cast 67% or more of the votes in the Association (such votes being determined in accordance with the provisions of the Governing Documents (and of the Act, for those Property subject to the Act).

5. No Merger. The rights, privileges and easements in this City Code Covenant shall not merge by operation of law or terminate but shall remain in full force and effect despite the fact that the same Owner may own title to all the real properties which are affected by this City Code Covenant.

6. No Waiver. The failure of any Owner, an Association, or the City in any one or more instances to insist upon compliance with any provision or covenant herein or to exercise any

right or privilege herein shall not constitute or be construed as a waiver of such or any similar provision, covenant, right or privilege including the right to cure a breach or default, but the same shall continue and remain in full force and effect, as if no such forbearance had occurred.

7. Effectiveness. This City Code Covenant is effective from and after its recording in the Registry.

8. Severability. The articles, numbered sections, paragraphs, sentences clauses and phrases of this City Code Covenant are severable and if any phrase, clause, sentence, paragraph, number section or Article of this City Code Covenant shall be declared invalid by the valid judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, number sections or Articles.

9. Enforcement. Violation or breach of any term, provision, covenant or condition contained in this City Code Covenant or in any Governing Document shall give the Association, its Board, the Declarant and every Owner the right to prosecute a proceeding at law or in equity against the Owner, his or her family members, tenants, agents and contractors who or which have violated, are attempting to violate, or are permitting (or allowing to exist) the violation or breach on its Lot or any portion of the Property, any term, provision, covenant or condition contained in this City Code Covenant or in any Governing Document. The right to prosecute such proceeding shall include, without limitation, the right to bring actions to enjoin or prevent such violation or breach or to cause said violation or breach to be remedied. Each Owner, by acceptance of a deed to any portion of the Property hereby acknowledges that no adequate remedy exists at law to cure such violations or breaches.

ARTICLE II SPECIFIC OBLIGATIONS OF THE RALEIGH CITY CODE

1. Permanently Protected Undisturbed Open Space Areas. Within any Undisturbed Open Space areas (and similarly designated areas) shown on any recorded map or plat of the Property, there must not be any land disturbing activity, any placement of impervious surfaces, any tree disturbing activity (as defined in Part 10, Chapter 2 of the Code), any new development or expansion thereof, or any new use, construction or encroachment, without first obtaining a watercourse permit from the City. Permanently Protected Undisturbed Open Space Areas (and similarly designated areas) may or may not be Open Space as defined in this City Code Covenant

2. Tree Conservation. The Association has a conservation easement for the planting of trees and for the protection, preservation, and Maintenance of the trees situated within any tree conservation areas shown on any recorded plat of the Property. No tree disturbing activity, as defined in Part 10, Chapter 2 of the Code, shall be permitted in tree conservation areas in violation of the Code. Any tree disturbing activity undertaken in tree conservation areas or in Undisturbed Open Space areas (and similarly designated areas) shown on recorded plats of the Property without a permit from the City or otherwise in violation of the Code is a violation of the Code and may result in significant financial consequences to the Owner and to the Person responsible for such tree disturbing activity. Owners and their agents may, however, with the consent of both the City and of the Association, enter tree conservation areas to perform active

tree protection measures (as defined in the Code), to plant trees, to remove dead or diseased trees, or to plant replacement trees, provided, however, unless otherwise required by other provisions of this City Code Covenant or by a Subsequent Document, the consent of the Association shall not be required if the tree conservation area in which the Owner desires to perform active tree protection measures or plant trees, remove dead or diseased trees and to plant replacement trees is located on that Owner's Lot.

3. Landscape Easements. The Association shall be responsible for Maintaining and replanting any shrub or tree located within any area designated on a recorded map of the Property as a landscape easement or similar designation. Association expenses for Maintaining or replanting any shrub or tree located in a landscape easement or similar designation are Common Expenses. Whenever a slope easement co-exists, in whole or in part, within a designated landscape easement, and any future public improvement adjacent to the slope easement removes or causes any of the shrubs or trees within the slope easement to die or become unhealthy (as defined in Part 10 Chapter 2 of the Code), it shall be the responsibility of the Association to replace the shrubs and trees in accordance with the minimum applicable quantity, size and spacing requirements of the Code within one-hundred and eighty days of completion of the public improvement. Within any area designated on recorded maps of the Property as a landscape easement or similar designation, no vegetation shall be removed without the prior written consent of the Association. Notwithstanding the foregoing, no Governmental Authority shall be required to obtain the consent of the Association when working within slope easements, greenway easements or construction easements.

4. Insurance Commencing not later than the time of the first conveyance of a Lot to a Person, other than the Declarant, the Association shall procure and Maintain (i) hazard insurance on the Common Elements, insuring against all risk of loss commonly insured against, including fire and extended coverage of peril, and (ii) liability insurance, in an amount of not less than one million dollars (\$1,000,000.00), covering all occurrences commonly insured against for death, bodily injury, and property damage arising out of or in connection with the use ownership or Maintenance of Common Elements. The premiums for such insurance shall be a Common Expense.

5. Indemnification. No immunity, exculpation or indemnification provision of any Governing Document shall relieve one or more Owners from such Owner's liabilities as an Owner.

6. On-Street Parking. Any restriction on the right to park vehicles on public streets contained in any Governing Document shall be applicable only to the Owners and their family members and tenants.

7. Sight Triangles. No sight-obstructing or partially-obstructing wall, fence, foliage, berm, parked vehicle or sign between two feet (2') and eight feet (8') tall, as measured above the curb line elevation or the nearest traveled way if no curb exists, shall be placed within any area designated on a recorded map or plat of the Property as a sight triangle or other similar designation. An easement over sight triangles is reserved for the benefit of the Declarant, the Association, and the City, and their respective agents and contractors, for the purpose of

removing any such obstruction, and a Person entering onto a Lot pursuant to such easement for the purpose of removing such obstruction shall not be deemed a trespasser and shall not be liable for damages to the Association or the Owner of the Lot with respect to the obstruction removed from the sight triangle. It shall be the responsibility of the Association (as to Common Area) or Owner of the Lot, as soon as reasonably practicable following removal of any obstruction from the sight triangle, to restore the portion of the Property previously occupied by the removed obstruction to the condition required or permitted by the Code and the Governing Documents.

8. Annexed Property. Real property which was not part of the City-approved Development, or real property that was part of the City-approved Development but which was not subjected to this City Code Covenant at the time of its initial recording, may be annexed to this City Code Covenant in the same way amendments to this City Code Covenant are allowed pursuant to Article 1 Section 4 hereof and thereby made part of the Property as Annexed Property, provided that all of the following conditions are met with respect to the real property to be annexed, and further provided that, the ten (10) year period within which Declarant may annex real property to this City Code Covenant without the consent or joinder of any other Person is applicable so long as Declarant owns any portion of the Property or owns the Annexed Property being annexed to this City Code Covenant and:

(a) the Annexed Property is contiguous to the Property or directly across a street from the Property or separated from the Property by property owned by a Governmental Authority;

(b) any development of the Annexed Property is first approved by the City;

(c) annexation of such Annexed Property meets any other applicable requirements of this City Code Covenant;

(d) contemporaneously with either the development of the Annexed Property or the recording of the map or plat of the Annexed Property, whichever first occurs, an Annexation Document shall be recorded in the Registry; and

(e) annexation of the real property subject to the above-referenced City of Raleigh Case or File Number shall occur before the sunset date specified therein, including any extended sunset date granted by the City.

Any Annexation Document shall be in the form set forth by the City, and it shall not be recorded until it has City Approval. Any Annexation Document recorded without the required City Approval is void *ab initio*. Open Space in the Annexed Property is subject to all provisions of the Code, this City Code Covenant, and the Declaration relating to Open Space.

Annexation of the Annexed Property shall be effective upon the later of the recording of the Annexation Document in the Registry or such later date as specified in the Annexation Document, and the Annexed Property described therein shall be subject to all of the provisions of this City Code Covenant and to the jurisdiction of the Association pursuant to the terms of this City Code Covenant, the Declaration and other Governing Documents. Each Owner of a Lot in Annexed Property shall be a Member of the Association, and the Annexed Property and each

Owner of any portion thereof shall be subject to assessment by the Association in accordance with the terms of this City Code Covenant, the Declaration, the Annexation Document, other Governing Documents and the Code, the Declaration of Maintenance Covenant and Protection Easements for Stormwater Control Facilities, as applicable. The Association shall have the duties, responsibilities and powers set forth in this City Code Covenant, the Declaration and other Governing Documents with respect to Annexed Property. Except as may otherwise be expressly provided in this City Code Covenant, the Declaration or any Annexation Document, the Property, including the Annexed Property, shall be managed and governed by the Association as an entirety. Except for assessments for Limited Common Elements, assessments for Common Expenses collected from Owners in the Annexed Property may be expended by the Association for Common Expenses anywhere in the Property without regard to the particular portion of the Property from which such assessments came.

9. Withdrawn Property. Portions of the Property may be withdrawn from this City Code Covenant at the request of Declarant and with the prior City Approval of a Withdrawal Declaration executed by the Declarant (and the Owner, if not Declarant, of the specific portion of the Property being withdrawn), describing the specific portion of the Property withdrawn from this City Code Covenant and recorded in the Registry. The withdrawal shall be effective on the date the Withdrawal Declaration is recorded in the Registry, or on such later date specified therein. No withdrawal shall be approved by the City Planning Director when the portion of the Property to be withdrawn causes the remaining Property or portions of the Property to be withdrawn to be in violation of the Code, or when Common Elements of the Association continue to be used by the Lots and Owners of Lots in the withdrawn property, other than in such manner as the Code and Governing Documents allows the Common Elements of the Association to be used by non-members of the Association. Prior to approving the withdrawal of any portion of the Property from the City Code Covenant, the Planning Director shall determine that the Common Expenses of the Association can be fully funded by the remaining portions of the Property within the assessment limitations established in the Governing Documents. Any portion of the Property that is withdrawn from the Declaration may be owned, held, transferred, sold, conveyed, leased, used, occupied, mortgaged and developed in any manner allowed under the Code and shall be released from the terms and provisions of the City Code Covenant on the date the withdrawal becomes effective as provided herein, subject to any terms of the Withdrawal Declaration and except that all easements specifically affecting such withdrawn portions of the Property, as shown on plats recorded in the Registry or as described in documents recorded in the Registry, shall remain in force and effect unless released or terminated by all Persons having rights to exercise such easements.

10. Access Easement for Repair of Structures. A perpetual, non-exclusive access easement over an adjoining Lot hereby is established in favor of each Owner or tenant of a residence or business, and the contractors of such Owner or tenant, whose residence or business is located closer than five (5) feet from an adjoining Lot line, for the purpose of allowing the residence or business to be Maintained. No fence, wall, storage shed, or similar structure or any other kind of obstruction shall be permitted in the easement area that will obstruct access to the residence or business.

11. Access for Governmental Agencies. A perpetual, non-exclusive right of access over all Lots and Common Elements (including private streets and private utility easements, if any) within the Property is hereby established for the benefit of Governmental Authorities for installing, removing and reading water meters, Maintaining and replacing water and sewer facilities, fire lanes and acting for other purposes consistent with public safety and welfare, including law enforcement, fire protection, animal control, emergency services, solid waste collection and the delivery of mail.

12. Easements Over Common Elements. Each Owner and lawful occupant of the Property has a non-exclusive easement over the Common Elements for access, ingress, and egress from such Owner's Lot to and from streets, parking areas and walkways. Except for Limited Common Elements, the use of is limited to Owners and lawful occupants of Lots served by same, and subject to rules and regulations established by the Governing Documents, each Owner has a non-exclusive right and easement for the use and enjoyment of the Common Elements

13. Conveyance or Dedication of Common Elements. Common Elements, including Open Space, conveyed to the Association or to the City shall be conveyed without any encumbrances except this City Code Covenant and other Governing Documents, drainage, greenway, utility and conservation easements of record at the time of conveyance, and the lien of real property taxes not yet due and payable. Common Elements may be conveyed to the City free of part or all of the provisions of the Governing Documents, as determined by the Declarant and the City. Title to Common Elements shall be conveyed to the Association or to the City no later than the time of the conveyance of the first Lot within the applicable phase of the Property. The Association shall accept all Common Elements, including the improvements installed thereon by the Declarant or the developer of the Property, conveyed and/or dedicated to it on any recorded map or plat of the Property, whether or not the conveyance or dedication occurs prior to the time of the conveyance of the first Lot within the applicable phase of the Property. Open Space shall be conveyed either to the City or the Association in fee simple.

14. Private Utility Lines. Any water or sanitary sewer line that serves more than one Lot and which is either located outside of any public street right-of-way or outside of any City utility easement shall be owned and Maintained by the Association as Common Element or by a Sub-Association as Sub-Association Common Element. In no event shall the City or the State of North Carolina be responsible for Maintaining any such private water or sanitary sewer utility line or be responsible for the consequences for any blockage, backflow, break or leak in said utility line. Such responsibility shall rest with the Association and Owners of Lots within the Property. Accordingly, the City shall not be responsible for failing to provide regular or emergency water or sanitary sewer utility services to any cluster unit development, unit Ownership (condominium) development, group housing development, townhouse development, or manufactured home park, or their occupants when such failure is due to inadequate design or construction, blockage, backflow, leakage, inadequate Maintenance, of such water or sanitary sewer line or any other factor with respect to such water or sanitary sewer line within the control of the Declarant, the Association, a Sub-Association, or the Owners or occupants of the Property.

If an Association or Sub-Association responsible for Maintaining any water line or sanitary sewer line fails to properly discharge its Maintenance responsibility, the City, in its sole discretion, may perform such Maintenance work and recover the full costs expended by the City

from each of the Lots and the Owners thereof. Except in the case of emergencies (for example, and without limitation, sewage flowing into the stormwater system), prior to beginning any work, the City will provide a minimum of thirty (30) days written notice to the Association or Sub-Association, as the case may be, and in instances of dissolution of the Association or Sub-Association, notice shall be mailed to the registered agent for service of process of the Association or Sub-Association, and to the Secretary of State when mailed notice is ineffective. If the City exercises its rights hereunder and Maintains all or a portion of the water lines and/or sanitary sewer lines, then, following acceptance and payment of the work by the City, the City shall send written notice of the costs of such work to the Lot Owners at the address listed in the tax office, and the Owners shall be responsible for reimbursement to the City of all such costs within thirty (30) days after the mailing of such notice. This notice of payment shall allocate the full cost of the work to the Lots. Allocations shall be made on the basis of:

- (1) The frontage abutting on the project at an equal rate per square foot of frontage, or
- (2) The number of Lots served by the Maintained utility line, at an equal rate per Lot, or
- (3) A combination of these two bases.

The City's final decision as to the method of allocating costs shall be final and conclusive and not subject to further review or challenge.

All such allocated costs shall be deemed an assessment against the Lots in the amount billed by the City for each such Lot and, pursuant to the Act, the Association and the Sub-Association, as the case may be, hereby assigns to the City its right to collect such portion of the Common Expenses attributable to the Maintenance of the water lines and sanitary sewer lines, and in the event of nonpayment to the City of its Maintenance costs, the Association or Sub-Association, as the case may be, and its right to file liens against the delinquent Lots, without a vote of the Owner, the Association, or Sub-Association. Any Lot Owner who or which does not pay to the City the share of such costs attributable to such Owner's Lot within the thirty (30) day period set forth above shall be in default. In the event of such default, the City, as assignee of the applicable Association, may file a claim of lien the office of the Clerk of Superior Court in the county in which the Lot is located as provided in the Act and foreclose the lien in like manner as a mortgage on real estate pursuant to power of sale under Article 2A of Chapter 45 of the General Statutes, as may be amended, or bring an action at law against the defaulting Owner, or the City may take both actions, and, in addition to the amount billed by the City to the Owner, the City may recover from such Owner interest at the rate of eight percent (8%) per annum from the end of the 30-day period, a late payment charge of three hundred dollars (\$300) during the first forty-five (45) days after such default and five hundred dollars (\$500) after such 45-day period, and all costs of collection including, without limitation, court costs and reasonable attorneys' fees, or the City may take both such actions. Any lien claims filed by the City shall be signed by the City Manager or other Person authorized by the Code. The claim of lien may be filed any time after default and the lien shall continue in effect until all sums secured by the lien shall have been fully paid. Such claims of lien shall include all sums that are due and payable

when the claim of lien is filed plus interest, late fees, and collection costs as herein provided, as well as attorney fees and court costs. Upon full payment of all sums secured by such claims of lien, the same shall be satisfied of record.

Notwithstanding any allocation of costs to the Lots, each Owner is jointly and severally responsible for all monies owed to the City that remain unpaid for more than eighteen months after the date on which notice was sent to the Lot Owners. Any Person who pays more than his or her share as initially allocated by the City to his Lot is hereby granted a right of contribution against the defaulting Lot Owners.

15. Membership in the Association. The Declarant and each and every Owner with the Property is a Member of the Association and, by execution of this City Code Covenant or by acceptance of a deed conveying to such Owner title to any Lot, consents to be a Member of the Association, subject to the terms of the Act, the Code and the Governing Documents. Membership shall be appurtenant to and may not be separated from ownership of the Member's Lot. The foregoing is not intended to include any Person that holds an interest solely as security for the performance of an obligation. Upon termination of ownership, an Owner's membership with respect to the transferred Lot shall terminate and be automatically transferred to the new Owner of the Lot.

16. Common Expenses. The Association is responsible for payment of all Common Expenses, including the Common Expenses described in Code Section 10-3073(b(3) and 10-2082.14(e)(3) (or their successor provisions).

17. Association Budget. Each budget of an Association subject to the Act shall be adopted in accordance with Governing Documents not inconsistent with the Act, and shall be ratified by the Members as required by the Act.

18. Assessments. The Association is empowered to levy assessments against the Owners of Lots in the Property to pay for the Common Expenses. Any assessment not paid shall constitute a lien on the Lot of the non-paying Owner upon filing of a claim of lien as provided in the Act. Assessments shall be assessed and collected in accordance with the applicable provisions of the Code, the Governing Documents, and the Act, for Developments subject to the Act.

19. Declarant's Obligation to Fund Operating Deficits. Any Operating Deficit resulting from reductions in and/or exemptions of assessments allowed by the Declarant or provided in the Declaration shall be paid by the Declarant without recoupment of any interest. Declarant, at its option, may fund the Operating Deficit by any one or more of the following means: (i) payment to the Association or Sub-Association, or (ii) payment directly to a Person providing services or materials related to Common Expenses of the Association or Sub-Association, or (iii) providing directly or indirectly to or for the Association or Sub-Association, services or materials related to Common Expenses (the value of which shall be determined by the Board in its reasonable discretion, giving due consideration to what the fair market value of such services or materials would be if they had been furnished by a Person other than Declarant.)

ARTICLE III

ARTICLE III CONTAINS CODE-REQUIRED PROVISIONS THAT, UNLESS OTHERWISE SPECIFICALLY INDICATED IN THIS ARTICLE, ARE APPLICABLE TO ALL PORTIONS OF THE PROPERTY THAT ARE PART OF ANY ONE OR MORE OF THE FOLLOWING: (I) A CLUSTER UNIT DEVELOPMENT; (II) A TOWNHOUSE DEVELOPMENT; OR (III) A PLANNED UNIT DEVELOPMENT CONDITIONAL USE OVERLAY DISTRICT. FOR CLUSTER UNIT DEVELOPMENTS, SEE CODE SECTIONS 10-2101, 10-3071 AND 10-3073, FOR TOWNHOUSE DEVELOPMENTS, SEE CODE SECTIONS 10-2109, 10-3072 AND 10-3073 AND FOR PLANNED UNIT DEVELOPMENT CONDITIONAL USE OVERLAY DISTRICTS, SEE CODE SECTION 10-2057 (OR THEIR SUCCESSOR PROVISIONS).

1. Open Space. In addition to other provisions of this City Code Covenant, all Open Space is subject to the following:

(a) Preservation. Open Space and private streets shall be preserved for the perpetual benefit of the Owners of the Lots within the Property, and shall be restricted against private or public ownership for any other purpose except acquisition by condemnation or in lieu of condemnation and the granting of utility, drainage, conservation and greenway easements.

(b) Exchange. Open Space shall not be subsequently subdivided or conveyed by the Association. However, nothing herein shall prevent the exchanging of Open Space for other properties when all of the following are met:

(i) Written notice of the exchange is given to each Member of the Association.

(ii) After the notice is given, those Members having the minimum percentage of votes in the Association required by the Act, or any greater percentage required by the Governing Documents, give their written approval of the exchange.

(iii) The exchanged properties and other considerations are of like value and utility.

(iv) The acreage and configuration of the remaining Open Space (including real property to be received by the Association in such exchange) equals or exceeds the requirements of the Code.

(v) The exchange is approved by the Planning Director of the City.

(c) Dissolution. If the Association is dissolved, the Open Space shall first be offered to the City, and, if accepted, deeded to the City.

(d) Mortgaging of Open Space. Open Space may be subjected to a security interest with the written approval by those Members who have the minimum percentage of votes in the Association required by the Act, or any greater percentage required by the Governing Documents, and provided that the rights of the Mortgagee are subordinate to the rights of the Owners and the Association.

(e) Suspension of Rights. Notwithstanding any violation of the Association's rules and regulations, the right of access and support, the right to drain stormwater, and the right to use

Stormwater Control Facilities, private utility services, private streets and any assigned parking areas provided to or for the Lot shall not be suspended for violation of the Association's rules and regulations. For the Property subject to the Act, no suspension of use rights shall occur without first providing notice of the charge, opportunity to be heard and to present evidence, and notice of the decisions as required by G.S. 47C-3-107.1 or G.S. 47F-3-107.1 (or their successor provisions).

(f) Recreation (applicable only to Cluster Unit Developments and Townhouse Developments). Recreational uses located in Open Space and other Common Elements shall comply with the provisions of Code Section 10-2072 related to recreational use related to a residential development, other than a single-family dwelling unit (or its successor provision). Membership fees shall not be charged to non-members of the Association for any recreation facility located in a residential zoning district unless the facility is owned by a non-profit entity and a special use permit is first obtained from the Raleigh Board of Adjustment in accordance with Code Section 10-2144(b), "Recreational Use Restricted to Membership - Not for Profit" (or its successor provision).

(g) **The following is applicable only to Open Space in Townhouse Developments.** Townhouse Open Space and private streets used for the exclusive benefit of townhouse residents are Limited Common Elements or Sub-Association Common Area when the townhouse development is part of a cluster unit development containing other housing types.

2. Common Party Walls. All common party walls between individual buildings shall conform to the requirements of the North Carolina State Building Code. The following rules also apply to common party walls between buildings located on separate Lots:

(a) Each wall of a building which is shared by and placed on the dividing line between the Lots shall constitute a common party wall and, to the extent not inconsistent with the provisions of this Section or the Code, the general rules of law regarding common party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

(b) The cost of reasonable Maintenance of a common party wall shall be shared by the Owners that share the common party wall, in proportion to such use, provided, however, that each Owner is responsible for usual and routine Maintenance (for example, painting) of the portion of any party wall on the inside of such Owner's unit.

(c) If a common party wall is destroyed or damaged by fire or other casualty, any Owner who shares such common party wall may restore or repair it, and the Owners of the other Lot which share the restored or repaired common party wall shall, within twenty-one (21) days after receipt of a request for payment and invoices showing the cost of such restoration or repair, contribute to the cost of the restoration or repair thereof (or reimburse the Owner who has paid such costs) in proportion to their respective use of the common party wall, without prejudice, however, to the right of any such Owner to demand a larger contribution from the other Owners under any rule of law regarding liability for negligent or willful acts or omissions.

(d) Notwithstanding any other provision of this Section, an Owner who shares a common party wall and who, by such Owner's negligent or willful act or omission, damages or causes the common party wall to be exposed to the elements, shall bear the entire cost of the necessary repair or restoration.

(e) The right of any Owner to contribution from any other Owner under this Section with respect to all matters occurring prior to the transfer of title of the Lot to a subsequent Owner may be retained by the transferring Owner to the extent that the transferring Owner paid any expenses for which contribution is available; otherwise, the right of contribution shall be transferred to the subsequent Owner. The amount owed shall constitute the personal debt of the Owner from whom it is owed, and the Owner to whom the contribution is owed shall have all remedies available at law or in equity to enforce such Owner's right of contribution. An Owner's obligation for contribution is appurtenant to and shall run with title to such Owner's Lot.

(f) An Owner who desires to sell a Lot containing a shared common party wall, or the prospective purchaser of such Lot, may request the Owners of each other Lot or unit which shares that common party wall to provide a certificate stating whether or not such certifying Owner has any right or obligation of contribution with respect to such common party wall against or to the Owner who desires to sell. Each certifying Owner from whom such certificate is requested, shall, within ten (10) days after receipt of a written request for certification, furnish same to the requesting Owner or purchaser, as applicable, either confirming that no right of contribution exists or stating the amount of and reasons for the contribution claimed against or owed to the selling Owner. A certificate signed by any one or more of the Owners of a Lot which shares a common party wall with the selling Owner shall be conclusive evidence of its contents with respect to all other Owners of that Lot and with respect to third parties.

(g) Each Owner of a Lot with a shared common party wall with one or more other Lot Owners, and such Owner's contractors and subcontractors, shall have an easement and right of entry upon such other Lot to the extent reasonably necessary to repair, restore, Maintain or reconstruct the common party wall. Such repair, restoration, Maintenance or reconstruction shall be done expeditiously and, promptly upon completion of the work, the Owner on whose behalf the work is being done shall restore all portions of the adjoining Lot damaged as a result thereof to substantially the same condition as that which existed at the time the work commenced. The Owner performing the work shall timely pay all costs thereof and, subject to any right of contribution, shall keep such Lots and units free of any claim of lien which may be filed pursuant to Chapter 44A of the North Carolina General Statutes.

(h) **Additional Application for Planned Development Conditional Use Overlay Districts.** In portions of the Property that are part of a Planned Development Conditional Use Overlay District, these provisions with respect to Common Party Walls are applicable to businesses as well as to residences.

ARTICLE IV
CLUSTER UNIT DEVELOPMENT
(CODE SECTIONS 10-2101, 10-3071 and 10-3073)

Any portion of the Property that is part of a “cluster unit development”, as that term is defined in the Code, is subject to all of the following:

1. Residential Density Transfers. Residential density transfers are permitted in a cluster unit development as allowed in the Code. Accordingly, even though some Lots may appear to contain enough land area to construct additional dwelling units or create additional Lots, prior density transfers approved within the cluster unit development may, in fact, preclude approval by the City of additional dwellings or further subdividing of Lots.
2. Development Rights. Development rights retained by the Declarant, including the right to add real estate to the cluster unit development, to add dwelling units, to add Common Elements, to change dwelling unit types within the cluster, or to reallocate units within the cluster, as well as all conditions and limitations applied to the exercise of any such development rights, may be described in other Sections of this City Code Covenant and in other Governing Documents. Exercise of any of the development rights described in this Article is subject to the prior approval of the City.
3. Addition of Land. The maximum amount of land that can be added to the cluster unit development is as follows: 0 acres.
4. Number of Dwelling Units. The maximum number of dwelling units and the maximum number of dwelling units per acre that can be contained in the cluster unit development, or transferred to portions of the cluster unit development without rezoning the real property to another zoning classification for additional dwelling units, are as follows (for purposes of this Section, the cluster unit development includes all portions of the Property initially subjected to this City Code Covenant that are part of the cluster unit development, together with all Annexed Property that becomes subject to this City Code Covenant and is part of the cluster unit development):
 - (a) the maximum number of dwelling units allowed in the cluster unit development is Fifty Two (52).
 - (b) the maximum number of dwelling units per acre allowed in the cluster unit development is Ten (10).
5. Minimum Acreage. If the Property described on **Exhibit A** contain less acreage than the minimum amount of acreage required for the cluster unit development pursuant to the Code [Twenty acres in Rural Residential Districts, R-2 Districts, and R-4 Districts, or ten acres in all other zoning districts], then the remaining portions of the Development that are part of the cluster unit development and are not described on Exhibit A are described on Exhibit B attached hereto and incorporated by reference, are referred to herein as the “Development Land”, and are subject to the following:

(a) The Declarant and any other owner of any of the Development Land shall build in general conformity with the preliminary cluster unit development plan approved by the City of Raleigh in the City of Raleigh Case or File Number shown on the first page of this City Code Covenant. The Declarant, and any other Owner of the Development Land, on behalf of itself, its grantees, heirs, successors, and assigns, hereby further agrees that the Development Land shall be annexed and made subject to this City Code Covenant, such that the aggregate acreage of the real property subject to this City Code Covenant shall be either twenty or more acres for lands zoned Rural Residential, R-2 or R-4 or ten acres or more for lands otherwise zoned. If such annexation of the Development Land to this City Code Covenant has not occurred by the date immediately preceding the sunset date specified in City of Raleigh Case or File Number shown on the first page of this City Code Covenant, or the date immediately preceding any extended sunset date granted by the City, then all of the Development Land that has not been annexed to this City Code Covenant and the Declaration, without further act or deed, shall automatically be subject to this City Code Covenant and the Declaration and shall be deemed a part of the Property.

(b) If the Declarant does not own all of the real property described on Exhibit B, all owners of such real property hereby consent to the provisions of this Article IV by executing this City Code Covenant.

ARTICLE V PLANNED DEVELOPMENT CONDITIONAL USE DISTRICTS (CODE SECTION 10-2057)

Any portion of the Property that is part of a "Planned Development Conditional Use Overlay District," as that term is defined in the Code, is subject to all of the following:

1. Residential Density Transfers. Residential density transfers are permitted in a Planned Development Conditional Use Overlay District as allowed in the Code. Accordingly, even though some Lots may appear to contain enough land area to construct additional dwelling units or create additional Lots, prior density transfers approved within the Planned Development Conditional Use Overlay District may, in fact, preclude approval by the City of additional dwellings or further subdividing of Lots.
2. Right of Use. All Persons lawfully using the Property, including Owners; their family members; tenants; guests; employees and customers, are hereby granted a perpetual non-exclusive right of access and right of use and enjoyment and easement in the Open Space subject to such non-discriminatory rules and regulations as are allowed under the Governing Documents. Accordingly, all Lots within the Planned Development Conditional Use Overlay District will be assessed for the Maintenance of the Open Space required by the Planned Development Conditional Use Overlay District and for the Maintenance of any other Common Elements it shares.

ARTICLE VI CITY GREENWAYS (CODE SECTIONS 10-3003 AND 10-3022)

Notwithstanding any other provision of this City Code Covenant, without the prior written consent of the City, none of the following is allowed in any City-owned greenway or greenway easement situated on the Property: grading; excavation; dredging; the addition or removal of soil or other materials; the erection of buildings, signs, fences, drainage devices or structures; or any tree disturbing activity (as defined in Part 10, Chapter 2 of the Code). The City, in its sole discretion, at any time and from time to time, may erect paved or unpaved trails, trail markers, and place litter receptacles and other convenience facilities, within the greenway boundaries. The City, in its sole discretion, may adopt and amend regulations concerning the use of greenway (including, by way of example, limiting hours of operation), which shall be equally applicable to the general public and to the Owners and their occupants and guests.

**ARTICLE VII
PRIVATE STREETS
(CODE SECTION 10-3074)**

Pursuant to Code Section 10-3074 (b), (c) and (e)(4) (or their successor provisions), all of the following are applicable to private streets in the Property:

1. Limitation of Responsibilities for Governmental Authorities. In no case shall the City be responsible for failing to provide any emergency or regular fire, police or other public service to any cluster unit development, unit Ownership (condominium) development, group housing development, townhouse development, or manufactured home park or to the occupants of same when such failure is due to lack of access to such areas due to inadequate design, construction or blocking of access routes, inadequate Maintenance, or any other factor within the control of the Declarant, the Association, the Owners or the occupants of the Property.
2. Association Maintenance of Private Streets. In no case shall the City or the State of North Carolina be responsible for Maintaining any private street. Such responsibility shall rest with the Association and Owners of Lot within the Property, in that, such private streets may not be constructed to the minimum standards sufficient to allow their inclusion for public Maintenance.
2. Traffic Flow. It shall be the responsibility of the Association to establish speed limits and to Maintain uninterrupted traffic flow along all private streets within the Property. If it is necessary for "no parking" signs to be erected, for street lights to be installed, for repairs to be made to private streets or towing of vehicles to be undertaken, all expenses of same shall be Common Expense, provided, however, that nothing herein shall prohibit the Association from establishing fines or towing charges in its Governing Documents.

**ARTICLE VIII
GATED COMMUNITY
[CODE SECTION 10-3074(d)]**

The following provisions are applicable to any portion of the Property that contains a gated community as defined in Code Section 10-3074(d) (or its successor provision):

The Property contain one or more security gate(s) located at the entrance (s) on n/a (each a “Security Gate”). As a condition for installing and Maintaining the Security Gates, the Association and the Declarant agree to comply with applicable provisions of the Code and hereby grant to the City and other applicable Governmental Authorities and their respective emergency personnel the right, without liability, the right to break any Security Gate if such emergency personnel reasonably believe that doing so is necessary to save life, prevent serious bodily harm, put out a fire, prevent a crime or apprehend an apparent law breaker, or avert or control a public catastrophe. The Association, Members and the Declarant each agree to hold the City and its officers, governing board members, and emergency personnel harmless from and against all damages and losses, costs and liabilities incurred by it or them as a result of the breaking of any Security Gate as provided herein.

ARTICLE IX
TREE CONSERVATION AREAS
[CODE SECTION 10-2082.14(e)]

If any tree conservation area shown on any recorded plat of the Property has been conveyed to an Association, the provisions of Article I and Article II of this City Code Covenant shall apply to the Property. In all other instances, a tree conservation easement for the protection, preservation, Maintenance, care and planting of trees situated within any tree conversation areas shown on any recorded plat of the Property is hereby established over the tree conservation areas in favor of each Lot and its Owners. No tree disturbing activity, as defined in Part 10, Chapter 2 of the Code, shall be permitted in tree conservation areas in violation of the Code. Any tree disturbing activity undertaken in any tree conservation area shown on any recorded plat of the Property without a permit from the City or otherwise in violation of the Code is a violation of the Code and may result in significant financial consequences to the Owner and to the Person responsible for such tree disturbing activity. Owners and their agents may, however, with the consent of the City enter tree conservation areas to perform active tree protection measures (as defined in the Code), to plant trees, to remove dead or diseased trees, or to plant replacement trees.

ARTICLE X
OTHER REQUIREMENTS ASSOCIATED WITH APPROVAL OF THE
DEVELOPMENT BY THE CITY OF RALEIGH

N/A

ARTICLE XI
RIGHTS GRANTED TO CITY OF RALEIGH

Recognizing the irreparable consequences to the City of Raleigh of non-compliance with the obligations of this City Code Covenant, Declarant hereby grants the City of Raleigh the right to seek, in any court of appropriate jurisdiction, judicial action for injunctive relief and specific performance of any of the obligations established within this City Code Covenant. This right of the City shall not limit any other remedies or enforcement options available to the City under the Code, any other applicable law, or the Declaration of Maintenance Covenant and Protection Easements for Stormwater Control Facilities.

ARTICLE XII
SUBORDINATION

[] DECLARANT REPRESENTS AND WARRANTS THAT NO SUPERIOR DEEDS OF TRUST, MORTGAGES OR LIENS ENCUMBER OR AFFECT THE **EXHIBIT A** PROPERTY AT THE TIME OF THE EXECUTION AND RECORDING OF THIS CITY CODE COVENANT, EXCEPT FOR THE FOLLOWING, AND DECLARANT WILL DEFEND TITLE AGAINST SUCH CLAIMS EXCEPT AS OTHERWISE EXCLUDED AS FOLLOWS:

- (1) PROPERTY TAX LIENS FOR THE CURRENT TAX YEAR (unless the same has, in fact, been paid as of the date of Declarant's execution of this City Code Covenant).
- (2) GOVERNMENTAL IMPROVEMENT ASSESSMENT LIENS (if any).

CHECK ANY OF THE FOLLOWING THAT ARE APPLICABLE:

 (3) LIENS THAT ARE NOT BEING SUBORDINATED TO THIS CITY CODE COVENANT BY THE BENEFICIARY AND TRUSTEE OF THE DEED OF TRUST, THE MORTGAGEE, OR THE LIEN HOLDER BY EXECUTION OF THIS CITY CODE COVENANT, AND WITH RESPECT TO SUCH LIENS DECLARANT HAS AN OWNER'S POLICY OF TITLE INSURANCE THAT EITHER INSURES THE **EXHIBIT A** PROPERTY WITHOUT EXCEPTION FOR SUCH ENCUMBRANCE OR THAT PROVIDES AFFIRMATIVE COVERAGE WITH RESPECT TO SUCH ENCUMBRANCE AND, IN SUCH EVENT, A COPY OF SUCH TITLE INSURANCE POLICY HAS BEEN GIVEN TO THE CITY.

 (4) LIENS THAT ARE BEING SUBORDINATED TO THIS CITY CODE COVENANT BY THE BENEFICIARY AND TRUSTEE OF THE DEED OF TRUST, THE MORTGAGEE, OR THE LIEN HOLDER BY THE EXECUTION OF THIS CITY CODE COVENANT, WHICH LIENS ARE RECORDED IN THE REGISTRY AS FOLLOWS:

BOOK _____, PAGE _____, _____ COUNTY

BOOK _____, PAGE _____, _____ COUNTY

CHECK IF APPLICABLE:

[] DECLARANT REPRESENTS AND WARRANTS THAT, AS TO ANY PORTION OF THE DEVELOPMENT LAND DESCRIBED ON **EXHIBIT B** WHICH IS NOT OWNED BY DECLARANT, NO SUPERIOR DEEDS OF TRUST, MORTGAGES, OR LIENS ENCUMBER OR AFFECT SUCH DEVELOPMENT AT THE TIME OF THE EXECUTION AND RECORDING OF THIS CITY CODE COVENANT, EXCEPT FOR THE FOLLOWING, AND DECLARANT WILL DEFEND TITLE AGAINST SUCH CLAIMS EXCEPT AS OTHERWISE EXCLUDED AS FOLLOWS:

- (a) PROPERTY TAX LIENS FOR THE CURRENT TAX YEAR (unless the same has, in fact, been paid as of the date of Declarant’s execution of this City Code Covenant).
- (b) GOVERNMENTAL IMPROVEMENT ASSESSMENT LIENS (if any).

CHECK ANY OF THE FOLLOWING THAT ARE APPLICABLE:

- _____ (c) LIENS THAT ARE NOT BEING SUBORDINATED TO THIS CITY CODE COVENANT BY THE BENEFICIARY AND TRUSTEE OF THE DEED OF TRUST, THE MORTGAGEE, OR THE LIEN HOLDER BY EXECUTION OF THIS CITY CODE COVENANT, AND WITH RESPECT TO SUCH LIENS DECLARANT HAS AN OWNER’S POLICY OF TITLE INSURANCE THAT EITHER INSURES THE **EXHIBIT B** PROPERTY WITHOUT EXCEPTION FOR SUCH ENCUMBRANCE OR THAT PROVIDES AFFIRMATIVE COVERAGE WITH RESPECT TO SUCH ENCUMBRANCE AND, IN SUCH EVENT, A COPY OF SUCH TITLE INSURANCE POLICY HAS BEEN GIVEN TO THE CITY.
- _____ (d) LIENS THAT ARE BEING SUBORDINATED TO THIS CITY CODE COVENANT BY THE BENEFICIARY AND TRUSTEE OF THE DEED OF TRUST, THE MORTGAGEE, OR THE LIEN HOLDER BY THE EXECUTION OF THIS CITY CODE COVENANT, WHICH LIENS ARE RECORDED IN THE REGISTRY AS FOLLOWS:

BOOK _____, PAGE _____, _____ COUNTY

BOOK _____, PAGE _____, _____ COUNTY

[Signature pages follow this page.]

IN WITNESS WHEREOF, the Declarant and the Association have caused this City Code Covenant to be executed in its respective name by its duly authorized official, on the date indicated in the acknowledgment of such execution.

Declarant:

MITEPE LLC

By:

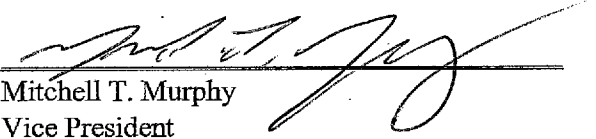

Name: Charles M Reeves III

Title: Manager

Association:

Crosstowne Subdivision Townhome Owner Association

By:


Name: Mitchell T. Murphy

Title: Vice President

Acknowledgment of Declarant

Wake County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Charles M Rees III, Mgr

Date: 3-3-17



Anita K. Getter

Notary Public
Printed/Typed Name: Anita K. Getter
My Commission Expires: _____

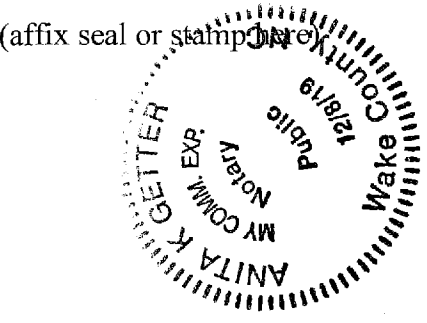
Acknowledgment of Association

Wake County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Mitchell T. Murphy, VP

Date: 3-3-17



Anita K. Getter

Notary Public
Printed/Typed Name: Anita K. Getter
My Commission Expires: _____

Approval of the City of Raleigh

The signature below indicates that the City of Raleigh Planning Department has been presented with this City Code Covenant form associated with the case file number referenced above and that the Planning Department has verified that the property description and project details shown in this instrument match the application submitted to the City Planning Department for review and approval. The signature below is not and shall not be interpreted as a representation that the instrument complies with the applicable provisions of the City of Raleigh Code of Ordinances (the “Code”) or the North Carolina General Statutes or that the content of the instrument has been reviewed other than for consistency with the application under consideration within the City of Raleigh’s development review process.

The signature below shall not be construed as a waiver, variance, or indication of compliance with any applicable provision of the Code and any violation of the Code within this instrument shall remain subject to the full enforcement remedies available to the City. It is the responsibility of any owner of the property encumbered by the annexation instrument and their counsel (if applicable) to ensure that the annexation instrument complies with all applicable requirements of law, including, but not limited to, the Code and the North Carolina General Statutes, and any other requirements of annexation expressed in the Declaration of Covenants.

Director of Planning

SUBORDINATION OF PRIOR DEED OF TRUST

The Property described on **Exhibit A** is subject to a Deed of Trust recorded in the Wake County, North Carolina Registry in Book 16408, Page 355, and the Trustee (or Substitute Trustee) and Beneficiary (or the current holder of the indebtedness secured said Deed of Trust if different from the Beneficiary named therein) under said Deed of Trust, have joined in the execution of this City Code Covenant for the sole purpose of expressing their consent hereto and of binding, subjecting and subordinating said Deed of Trust and their interest in the Property described on **Exhibit A** to the terms of this City Code Covenant.

Beneficiary:

Charles M Reeves III

By: 

Name: Charles M Reeves III

Title:

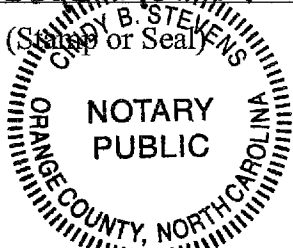
Trustee:

Henry H Sink, Jr

By: _____

Name: Henry H Sink, Jr

Title:

Acknowledgment of Deed of Trust Beneficiary (if applicable):Orange County, North CarolinaI certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Charles M. Reeves, IIIDate: 02/02/2019Cindy B. Stevens
Notary PublicPrinted/Typed Name: Cindy B. StevensMy Commission Expires: 06/13/2019**Acknowledgment of Deed of Trust Trustee (if applicable):**

_____ County, North Carolina

_____ County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____

Date: _____

(Stamp or Seal)

Notary Public

Printed/Typed Name: _____

My Commission Expires: _____

Exhibit B Property (If Any)

We the undersigned owners of **Exhibit B** (other than the Declarant) with the execution of the foregoing hereby consent to the application of Article IV of this City Code Covenant to all of the Exhibit B land.

By: _____
Name: n/a
Title: _____

Acknowledgment of Exhibit B Owners

_____ County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____.

Date: _____

Notary Public
Printed/Typed Name: _____
My Commission Expires: _____

(affix seal or stamp here)

SUBORDINATION OF PRIOR DEED OF TRUST

The Property described on **Exhibit B** is subject to a Deed of Trust recorded in the Wake County, North Carolina Registry in Book _____, Page _____, and the Trustee (or Substitute Trustee) and Beneficiary (or the current holder of the indebtedness secured said Deed of Trust if different from the Beneficiary named therein) under said Deed of Trust, have joined in the execution of this City Code Covenant for the sole purpose of expressing their consent hereto and of binding, subjecting and subordinating said Deed of Trust and their interest in the Property described on **Exhibit B** to the terms of this City Code Covenant.

Beneficiary:

George R. Perkins, Jr.

By: George R. Perkins, Jr.

Name: George R. Perkins, Jr.

Title:

Trustee:

Henry H Sink, Jr.

By: _____

Name: Henry H Sink, Jr.

Title:

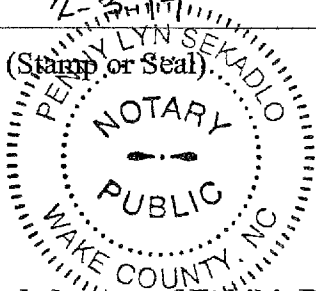
Acknowledgment of Exhibit B Deed of Trust Beneficiary (if applicable):

WAKE County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: GEORGE R. PERKINS JR.

Date: 2-3-11

(Stamp or Seal)



Penny Lyn Sekadlo
Notary Public

Printed/Typed Name: Penny Lyn Sekadlo

My Commission Expires: 8-27-11

Acknowledgment of Exhibit B Deed of Trust Trustee (if applicable):

_____ County, North Carolina

_____ County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____

Date: _____

(Stamp or Seal)

Notary Public

Printed/Typed Name: _____

My Commission Expires: _____

Attorney Certification

I, Anita K Getter, an attorney licensed to practice law in the State of North Carolina, certify to the City of Raleigh that this City Code Covenant has been prepared in accordance with the instructions provided by the City of Raleigh, that I am familiar with the requirements of Part 10 of the Raleigh City Code of Ordinances, and have prepared this instrument in accordance with the requirements of Part 10 of the Raleigh City Code of Ordinances.

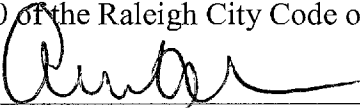

NC Bar #: 32783
Printed Name: Anita K Getter
Attorney at Law

EXHIBIT B
DESCRIPTION OF DEVELOPMENT LAND

Pursuant to that deed recorded in Book _____ Page _____ , _____ County Registry
_____ is the owner of the Exhibit B real property. Said property is described as
follows: