

NORTH CAROLINA

REGISTERED
DECLARATION

BOOK 2969 PAGE 679

WAKE COUNTY

OCT 27 2 05 PM '88

JOHN KENZIE, JR.
REGISTER OF DEEDS
WAKE COUNTY, N.C.

DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR BAKERS LANDING TOWNHOMES
SECTION ONE, RECORDED IN BOOK OF MAPS 1981,
PAGE 941, WAKE COUNTY REGISTRY

THIS DECLARATION, made on the date hereinafter set forth by
AMMONS, INC., a North Carolina corporation, hereinafter referred to
as the "Declarant;"

WITNESSETH: THAT WHEREAS, the Declarant is the owner of certain
property near the City of Raleigh, Wake County, North Carolina,
which is more particularly described as Bakers Landing Townhomes,
Section One, as the same is shown on the map recorded in Book of
Maps 1981, Page 941, Wake County Registry; and

WHEREAS, Declarant will convey the said properties, subject to
certain protective covenants, conditions, restrictions, reservations,
liens and charges as hereinafter set forth;

NOW, THEREFORE, Declarant hereby declares that all of the
properties described above shall be held, sold and conveyed subject
to the following easements, restrictions, covenants and conditions,
all of which are for the purpose of enhancing and protecting the
value, desirability, and attractiveness of the real property. These
easements, covenants, restrictions, and conditions shall run with
the real property and shall be binding on all parties having or
acquiring any right, title or interest in the described properties
or any part thereof, and shall inure to the benefit of each owner
thereof.

ARTICLE I

DEFINITIONS

Section 1. "Association" shall mean and refer to BAKERS LANDING
TOWNHOMES ASSOCIATION, its successors and assigns.

Section 2. "Greystone Association" shall mean and refer to
Greystone Association, its successors and assigns. (See Declaration
of Covenants, Conditions and Restrictions for Greystone Subdivision
recorded in Book 2864, Page 290, Wake County Registry.)

Section 3. "Properties" shall mean and refer to that certain
real property hereinbefore described, and such additions thereto as
may hereafter be brought within the jurisdiction of the Association.