

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS,
EASEMENTS AND RESTRICTIONS FOR SIDNEY CREEK**

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SIDNEY CREEK (the "Supplemental Declaration") is made and executed effective as of the 3rd day of September, 2025 by **DRB Group North Carolina, LLC f/k/a Dan Ryan Builders – North Carolina, LLC**, a North Carolina limited liability company, 3000 RDU Center Dr., Ste. 202, Morrisville, NC 27560 ("Declarant").

Recitals

Declarant has made and executed that certain Declaration of Covenants, Conditions, Easements and Restrictions for Sidney Creek dated March 9, 2022 and recorded in Book 18950, Page 1159, Wake County Registry (the "Declaration"). Each term defined in the Declaration shall have the same meaning in this Supplemental Declaration as is ascribed to it in the Declaration unless otherwise expressly defined herein.

The Declaration provides that Declarant may amend, modify and/or supplement the Declaration from time to time for the purposes of, among other things, expanding the Subdivision to include Additional Property.

Declarant desires to amend, modify and/or supplement the Declaration for the purpose expanding the Subdivision to include the Additional Property described below.

NOW, THEREFORE, Declarant does hereby amend, modify and/or supplement the Declaration as follows:

1. **Additional Property**. Declarant hereby expands the Subdivision to include all of the real property located in Wake County, North Carolina identified and described on the attached **Exhibit A** which is incorporated herein by this reference, together with any and all improvements thereon or thereto (the "Additional Property"). Subject to the rights of Declarant established and/or reserved in the Declaration, Declarant does further declare that all of the Additional Property, including each Lot and all Common Elements located thereon, shall be hereafter owned, held, occupied, improved, used, mortgaged, transferred, sold, leased, rented and/or conveyed subject to and in accordance with all of the covenants,

conditions, restrictions, easements, liens, charges, assessments and equitable servitudes set forth in the Declaration, as herein amended, modified and/or supplemented, to the extent not inconsistent with the provisions of the Act and/or other applicable law. The purpose of the Declaration, as herein amended, modified and/or supplemented, shall be to enhance and protect the value, use, enjoyment and desirability of the Property, specifically including the Additional Property. The Declaration, as herein amended, modified and/or supplemented, and all of the covenants, conditions, restrictions, easements, liens, charges, assessments and equitable servitudes set forth in the Declaration, as herein amended, modified and/or supplemented, shall run with the Property, specifically including the Additional Property, including each Lot and all Common Elements, and shall be binding upon and inure to the use, benefit and enjoyment of each Person having any right, title and/or interest in or to the Property, specifically including the Additional Property, including Declarant, each owner of a Lot, the Association and their respective heirs, successors and/or assigns.

2. Definitions. When and as used in the Declaration,

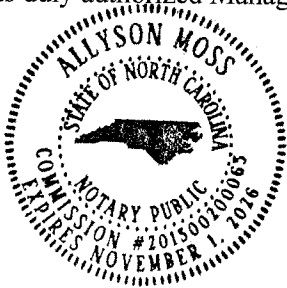
a. "Additional Property" shall mean any tract(s) or parcel(s) of land, exclusive of the Initial Property, the property described on the attached Exhibit A, that Declarant shall, at any time during the Period of Declarant Control, make subject to the provisions of the Declaration for the purpose of creating additional Lots, Common Elements and/or Streets as provided in **Section 2** of the Declaration.

b. "Property" shall mean all of the Initial Property, all the property described in the Supplemental Declaration, and all of the Additional Property and such Additional Property, if any, as shall be made subject to the provisions of the Declaration from time to time as provided in **Section 2** of the Declaration.

c. "Subdivision Plat" shall mean each of those certain plats of survey recorded by Declarant in the office of the Register of Deeds of Wake County, North Carolina in Book of Maps 2022, Pages 215-222; Book of Maps 2022, Pages 1686-1693; Book of Maps 2022, Pages 2297-2301 and Book of Maps 2023, Pages 51-55, as amended, modified and/or supplemented by any Supplemental Plat.

3. Legal Effect. Except to the limited extent expressly amended, modified and/or supplemented herein, all of the covenants, conditions, restrictions, easements, liens, charges, assessments and equitable servitudes contained in the Declaration shall remain in full force and legal effect.

IN WITNESS WHEREOF, Declarant has caused this Supplemental Declaration to be executed by its duly authorized Managers effective as of the day and year first above written.



DRB Group North Carolina, LLC, a North Carolina limited liability company

By: _____

Name: _____

Title: _____

(Seal)

State of North Carolina
County of Durham

I, the undersigned Notary Public of the State and County aforesaid, do hereby certify that Ricardo J. Rojas (name) personally appeared before me this day and acknowledged that he/she is a Division President (title) of DRB Group North Carolina, LLC, a North Carolina limited liability company, and that, by authority duly given, he/she voluntarily signed the foregoing instrument for and on behalf of DRB Group North Carolina, LLC in the capacity indicated. Witness my hand and official stamp or seal, this the 30th day of Sept., 2025.

(Stamp-Seal)

Allyson Moss
Signature of Notary Public

Allyson Moss

Printed or Typed Name of Notary Public

My Commission Expires: 11-1-2026

Exhibit A

Additional Property

Lying in the Little River Township, Wake County, North Carolina, and being more particularly described as follows:

Being all of the numbered Lots and all common area and open space and future development space, including without limitation the right of way of all roads, in Sidney Creek, Phase Three-A, as shown on the maps recorded in Book of Maps 2025, Pages 1159-1169, Wake County Registry.

Being all of the numbered Lots and all common area and open space and future development space, including without limitation the right of way of all roads, in Sidney Creek, Phase Three-B, as shown on the maps recorded in Book of Maps 2025, Pages 1635-1639, Wake County Registry.