

PREPARED BY T. PRESENTED N.M. JONES, ATTORNEY
FOR
REGISTRATION

NORTH CAROLINA JUL 11 11 16 AM '83

BOOK 3142 PAGE 848

WAKE COUNTY

R.B. MCKENZIE, JR.
REGISTER OF DEEDS
WAKE COUNTY, N.C.

DECLARATION OF COVENANTS AND
ANNEXATION OF BENT CREEK, PHASE
III, BOOK OF MAPS 1983, PAGE 98,
WAKE COUNTY REGISTRY.

THIS DECLARATION OF ANNEXATION, made on this the 29th day of June, 1983, by B & P ASSOCIATES, A North Carolina Limited Partnership, hereinafter referred to as "Declarant";

W I T N E S S E T H:

THAT WHEREAS, the Declarant has heretofore executed and caused to be recorded an instrument entitled "Declaration of Covenants, for Bent Creek Townhouses - Phase Two", and having been recorded in Book 3039, Page 522, Wake County Registry, this document being referred to as the "Declaration" and

WHEREAS, Article VII, Section 1 of the Declaration provides: "If within five (5) years of the date of incorporation of this Association, the Declarant should develop additional land within the boundaries shown on the master plan of Bent Creek Townhouses heretofore submitted to the City of Raleigh Planning Department, and contained in the deed from C. L. Benson, et. al. to B & P Associates, dated August 29, 1980, and recorded in Book 2856, Page 124, Wake County Registry, such land may be annexed by the Declarant without the consent of the members, provided that the City of Raleigh Planning Department and the FHA or the VA determine that the Annexation is in accord with the general plan heretofore approved by them.

WHEREAS, the Declarant now desires to annex to the property described in the Declaration, that area designated as "Bent Creek, Phase III", containing 4.53 acres, and as the same is shown on a map of the same, recorded in Book of Maps 1983, Page 98, Wake County Registry;

NOW, THEREFORE, Declarant hereby declares that all of that area designated as Phase III, containing 4.53 acres, as shown on a map entitled "Bent Creek, Phase III", recorded in Book of Maps 1983, Page 98, Wake County Registry, is hereby annexed to the properties described in the Declaration, whereby all of the foregoing areas are now subject to the terms, requirements and conditions of the Declaration, and are entitled to all benefits of the Declaration.

IN TESTIMONY WHEREOF, the Declarant has executed this instrument on the day and year first above written by authority of its Board of Directors.

B & P ASSOCIATES

BY: Clifford L. Benson (SEAL)
GENERAL PARTNER

BY: [Signature] (SEAL)
GENERAL PARTNER

NORTH CAROLINA

WAKE COUNTY

I, the undersigned Notary Public, in and for the aforesaid County and State certify that Clifton L. Benson personally appeared before me this day and acknowledged that he is a General Partner of B & P Associates, a limited partnership, and that he signed the foregoing Declaration of Covenants on behalf of said partnership.

WITNESS my hand and notarial seal this 29 day of June 1983.



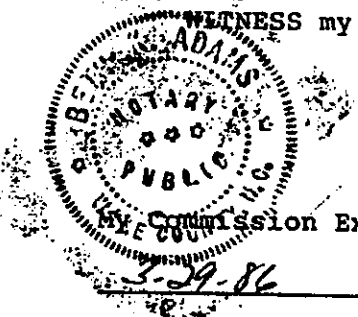
Beth K. Adams
NOTARY PUBLIC

NORTH CAROLINA

WAKE COUNTY

I, the undersigned Notary Public, in and for the aforesaid County and State certify that Louis E. Poole personally appeared before me this day and acknowledged that he is a General Partner of B & P Associates, a limited partnership, and that he signed the foregoing Declaration of Covenants on behalf of said partnership.

WITNESS my hand and notarial seal this 29 day of June 1983.



Beth K. Adams
NOTARY PUBLIC

NORTH CAROLINA -- WAKE COUNTY

The foregoing certificate is of

Beth K. Adams

Notary Public is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

R. B. McKENZIE, JR., Register of Deeds

By Joyce A. Johnson
Deputy Register of Deeds