

Prepared by John M. Rich, Attorney at Law

A. Murphy
PRESENT
FOR
REGISTRATION

CK 6420780788

NORTH CAROLINA
WAKE COUNTY 000057

95 APR -7 AM 9:00 PROTECTIVE COVENANTS
RICHLANDS at STAFFORDSHIRE

THIS DECLARATION, made this 27th day of March 1995, by John M. Rich and wife A. Melanie Murphy of Wake County, North Carolina, as the Declarant;

WITNESSETH:

That Declarant is the owner of the real property described in Article I, and is desirous of subjecting that real property to the protective covenants, conditions and restrictions governing the STAFFORDSHIRE PLANNED UNIT DEVELOPMENT, each and all of which is and are for the benefit of such property and for each owner thereof, and shall apply to and bind the successors in interest of any owner thereof.

NOW, THEREFORE, Declarant hereby declares that the real property described in Article I is and hereafter shall be a part of the Staffordshire Planned Unit Development, shall be held, transferred, sold, and conveyed subject to the protective covenants, conditions, and restrictions establishing Staffordshire which are incorporated herein by reference and, which shall run with the land subjected to them.

ARTICLE I

The real property which is subject to these covenants is Richlands at Staffordshire located in the Town of Wake Forest, Wake County, North Carolina, and is more particularly described as follows:

Being all of lots 31 and 32 together with all buffer and open spaces shown on that Map of Richlands at Staffordshire recorded in Book of Maps 1995, Page 416 Wake County Registry.

No property other than that described above shall be deemed to be subject to these covenants until specifically made subject thereto by a written declaration. Declarant may from time to time subject additional real property to these covenants.

ARTICLE II

The Covenants, Conditions and Restrictions governing the Staffordshire Planned Unit Development dated April 22, 1986 and recorded in Book 3704 Page 214, Wake County Registry together with any modifications and amendments thereto which are recorded in the Wake County Registry are herein incorporated by reference into this Declaration, and made a part hereof as though the same were fully stated herein, and the property described above

IN WITNESS WHEREOF John M. Rich and A. Melanie Murphy have hereunto fixed their hands and seals on the day and year first above written

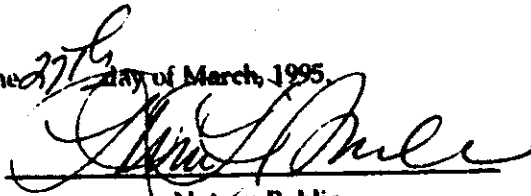
John M. Rich (SEAL)
John M. Rich
A. Melanie Murphy (SEAL)
A. Melanie Murphy

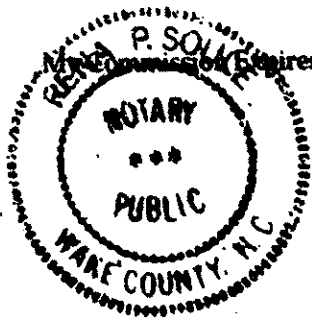
BK 6490160789

North Carolina
Wake County

The undersigned Notary Public of the State and County aforesaid, certify that John M. Rich and A. Melanie Murphy personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this the 27th day of March, 1995.


Notary Public



NORTH CAROLINA — WAKE COUNTY

The foregoing certificate of _____

Rena P. Sallee
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.

KENNETH C. WILKINS, Register of Deeds

By Kenneth C. Wilkins
Asst. Deputy Register of Deeds