

WAKE COUNTY, NC 117
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
11/05/2013 AT 14:07:34

BOOK:015494 PAGE:01836 - 01839

Prepared by and mail to: David R. Godfrey, Savage and Godfrey
Attorneys at Law

STATE OF NORTH CAROLINA
COUNTY OF WAKE

DECLARATION BY ANNEXATION
RESTRICTIVE COVENANTS
THE GROVES II
Phase 18

THIS DECLARATION BY ANNEXATION OF RESTRICTIVE COVENANTS, made
this 4th day of November, 2013, by JVI CONSTRUCTION, INC.,
(hereinafter referred to as "Declarant"); and JVI DEVELOPMENT II.,
INC (hereinafter "JVI Development");

WITNESSETH

WHEREAS, the Declarant previously executed and recorded in
Book 11495 Page 1611, Wake County Registry a declaration of
covenants and restrictions ("the Declaration") for The Groves, A
Townhome Development, Subdivision, located on SR 1010 in Apex,
North Carolina ("the Subdivision"); and

WHEREAS, JVI Development is the owner of property described
as follows:

BEING all of Lots 80 - 85, Final Plat of The Groves II-Phase
18, "A Planned Unit Development", as recorded in Book of Maps 2013
Page 1506 Wake County Registry. ("the Property"); and

WHEREAS, JVI Development has developed the Property as part
of the Subdivision, is selling same to the Declarant, and the
parties hereto desire to subject same to the Declaration;

NOW, THEREFORE, in consideration of the mutual benefits
conferred by The Declaration, the parties hereto agree and
declare:

1. The Property is hereby subjected to, and shall be held, transferred, occupied and used in accordance with, The Declaration, said covenants and restrictions to run with the Property and be binding on all present and future owners thereof.

IN WITNESS WHEREOF, parties hereto have executed this document.

JVI CONSTRUCTION, INC.

BY: [Signature]
Joseph V Iannone Jr President

JVI DEVELOPMENT II, INC.

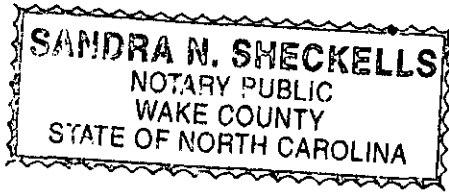
BY: [Signature]
Joseph V Iannone Jr President

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid do hereby certify that Joseph V. Iannone, Jr. personally appeared before me and acknowledged that he is President of JVI Construction, Inc., a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by him as President this 4 day of November, 2013.

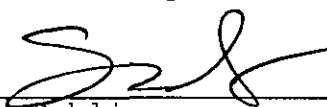
[Signature]
Notary Public

My Commission Expires:
9-4-2016



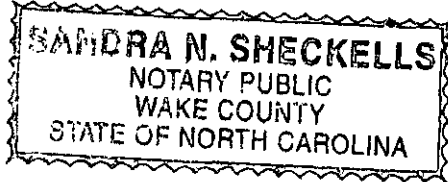
NORTH CAROLINA
WAKE COUNTY

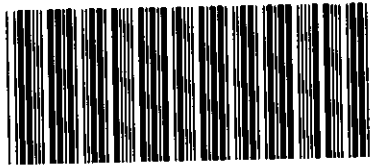
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Notary Public

My Commission Expires:
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Please retain yellow trailer page
It is part of the recorded document and must be submitted with the original for re-recording.

Laura M. Riddick
Register of Deeds
Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

- | | |
|--|---|
| ☐ New Time Stamp | ☐ \$25 Non-Standard Fee |
| ☐ Additional Document Fee | ☐ Additional Reference Fee |

This Customer Group

2 # of Time Stamps Needed

This Document

4 # of Pages 5