

WAKE COUNTY, NC 239
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/26/2014 AT 15:38:30

BOOK:015588 PAGE:02061 - 02066

Drawn by: MOORE & ALPHIN, PLLC (bpm) 
After recording, return to: Amber Ridge Community Association, Inc.
c/o The Ryland Group, Inc.
4000 Westchase Boulevard, Suite 310
Raleigh, NC 27607

STATE OF NORTH CAROLINA

COUNTY OF WAKE

**FIRST SUPPLEMENTARY DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS FOR AMBER
RIDGE**

**THIS FIRST SUPPLEMENTARY DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS FOR AMBER RIDGE** is made
effective this 20 day of February, 2014 by THE RYLAND GROUP, INC., a Maryland
corporation ("Declarant") and MICHAEL A. SMITH and wife, JAMIE H. SMITH and JASON P. STOTT
and wife, KARI A. STOTT, collectively "Owners," residents of Wake County, North Carolina.

Declarant is the assignee of Declarant's Rights for Amber Ridge through an
Assignment and Assumption of Declarant's Rights recorded in **Book 14829, at Page 2284** of the
Wake County Registry. The assignor Declarant previously imposed a Declaration of Covenants,
Conditions, Restrictions, Easements, Charges and Liens for Amber Ridge (as amended, the
"Declaration") upon a portion of a residential development known as Amber Ridge and more
specifically described in Exhibit A to the Declaration of Covenants, Conditions and Restrictions
for Amber Ridge recorded in **Book 12795, at Page 42** of the Wake County Registry (as amended,
the "Declaration"). The assignor Declarant subsequently amended the Declaration in the First
Amendment to Declaration of Covenants, Conditions, Restrictions for Amber Ridge recorded in
Book 13827, at Page 2141 of the Wake County Registry. All capitalized terms used but not
defined herein shall have the meanings given to such terms in the Declaration.

Article 2, Section 2 of the Declaration provides in pertinent part that

"During the Declarant Control Period, Declarant shall have the right, at its
election and without the consent of any Owner, to bring within the coverage of

this Declaration and the jurisdiction of the Association all or any portion of the Property described on Exhibit B attached hereto and incorporated herein by reference and any other real property which is contiguous to the Subdivision.”

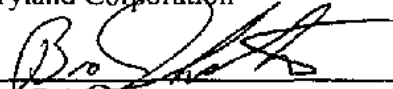
The real property as set out on the attached **Exhibit A** (the “Additional Land”) is described in Exhibit B of the Declaration, is adjacent to the Existing Property, and is owned by Declarant and Owners as shown on Exhibit A. Declarant and Owners wish to incorporate the Additional Land into the properties subject to the Declaration.

Therefore, pursuant to the provisions of the Declaration, Declarant and Owners do hereby extend the operation and effect of the Declaration to the Additional Land and as a result of this Supplemental Declaration: 1) the Additional Land shall be subject to the provisions of the Declaration and 2) all present and future owners of all Lots and other tracts of land shown on the attached **Exhibit A** shall be subject to the terms and conditions of the Declaration and shall have the rights and privileges set forth in the Declaration.

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed as of the day and year written above.

DECLARANT:

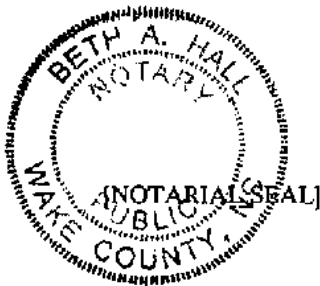
THE RYLAND GROUP, INC.
a Maryland Corporation

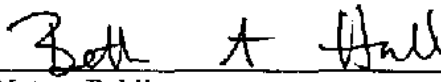
By: 
Name: Brian Johnston
Title: Division Manager – Raleigh/Durham Division

STATE OF NORTH CAROLINA
COUNTY OF ~~MECKLENBURG~~ Wake ~~Beth~~

I, Beth A Hall, a Notary Public for said County and State, do hereby certify that Brian Johnston, Division Manager – Raleigh/Durham Division of The Ryland Group, Inc., a Maryland corporation authorized to transact business in North Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of said corporation.

Witness my hand and official stamp or seal, this 20 day of February, 2014.




Notary Public
My Commission Expires: 6-13-17

IN WITNESS WHEREOF, Owner has caused this instrument to be executed as of the day and year written above.

OWNER:
By: [Signature] (seal)
MICHAEL A. SMITH

STATE OF North Carolina - COUNTY OF Mecklenburg :
I certify that the following person personally appeared before me this day, and acknowledged to me that he signed the foregoing document in the capacity indicated and for the purposes stated herein:
MICHAEL A. SMITH

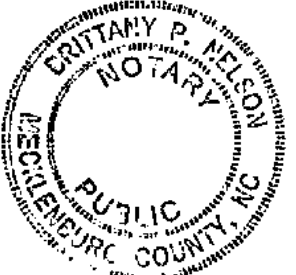
Witness my hand and official stamp or seal, this the 17 day of February, 2014.

[Stamp or seal]  [Signature]
Notary Public
My Commission Expires: 11/7/17

OWNER:
By: [Signature] (seal)
JAMIE H. SMITH

STATE OF North Carolina - COUNTY OF Mecklenburg :
I certify that the following person personally appeared before me this day, and acknowledged to me that he signed the foregoing document in the capacity indicated and for the purposes stated herein:
JAMIE H. SMITH

Witness my hand and official stamp or seal, this the 18 day of February, 2014.

[Stamp or seal]  [Signature]
Notary Public
My Commission Expires: 11/7/17

IN WITNESS WHEREOF, Owner has caused this instrument to be executed as of the day and year written above.

OWNER:

By: [Signature] (seal)
JASON P. STOTT

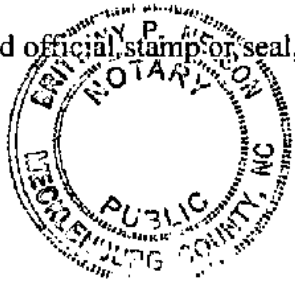
STATE OF North Carolina - COUNTY OF Mecklenburg :

I certify that the following person personally appeared before me this day, and acknowledged to me that he signed the foregoing document in the capacity indicated and for the purposes stated herein:

JASON P. STOTT

Witness my hand and official stamp or seal, this the 17 day of February, 2014.

[Stamp or seal]



[Signature]
Notary Public
My Commission Expires: 11/7/2017

OWNER:

By: [Signature] (seal)
KARI A. STOTT

STATE OF North Carolina - COUNTY OF Mecklenburg :

I certify that the following person personally appeared before me this day, and acknowledged to me that he signed the foregoing document in the capacity indicated and for the purposes stated herein:

KARI A. STOTT

Witness my hand and official stamp or seal, this the 17 day of February, 2014.

[Stamp or seal]



[Signature]
Notary Public
My Commission Expires: 11/7/17

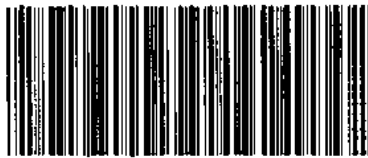
Exhibit A

Lying and being in the Town of Fuquay-Varina, Middle Creek Township, Wake County, North Carolina, and being more particularly described as follows:

Ryland Tract: All of the real property in Amber Ridge Subdivision, Phase 2, as shown on the maps recorded in Book of Maps 2013, Pages 1158-1160, Wake County Registry, reference to which is made for a more particular description.

Smith Tract: All of Lot 15 in Amber Ridge Subdivision, Phase 2, as shown on the map(s) recorded in Book of Maps 2013, Pages 1158-1160, Wake County Registry, reference to which is made for a more particular description.

Stott Tract: All of Lot 19 in Amber Ridge Subdivision, Phase 2, as shown on the map(s) recorded in Book of Maps 2013, Pages 1158-1160, Wake County Registry, reference to which is made for a more particular description.



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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

____ # of Time Stamps Needed

This Document

____ 6 # of Pages MF