

WAKE COUNTY, NC 59
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05/11/2015 09:37:55

BOOK:016009 PAGE:02368 - 02371

Drawn by: MOORE & ALPHIN, PLLC (bnj) 
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

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

**THIS SECOND SUPPLEMENTARY DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS FOR AMBER RIDGE** is made
effective this 8 day of May, 2015 by THE RYLAND GROUP, INC., a Maryland
corporation ("Declarant").

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. The Declarant previously subjected Amber Ridge Phase 2 to the Original Declaration pursuant to a First Supplementary Declaration of the Covenants, Conditions, Restrictions, Easements, Charges and Liens for Amber Ridge ("First Supplemental Declaration") recorded in **Book 15588, Page 2061** 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 as shown on Exhibit A. Declarant wish to incorporate the Additional Land into the properties subject to the Declaration.

Therefore, pursuant to the provisions of the Declaration, Declarant does 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: [Signature]
Name: Brian Johnston
Title: Division Manager – Raleigh/Durham Division

STATE OF NORTH CAROLINA
COUNTY OF WAKE

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 5 day of May, 2015.



Beth A Hall
Notary Public
My Commission Expires: 6/13/17

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:

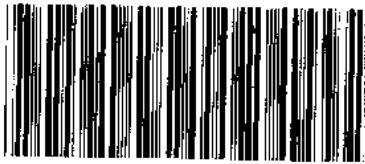
Tract 1:

All of the real property in Amber Ridge Subdivision, Phase 3, as shown on the maps recorded in Book of Maps 2015, Pages 276-277, Wake County Registry, reference to which is made for a more particular description; and

Tract 2:

All of the real property in Amber Ridge Subdivision, Phase 4, as shown on the maps recorded in Book of Maps 2014, Pages 1459-1460, Wake County Registry, reference to which is made for a more particular description.

A handwritten signature in black ink, appearing to be 'JRM', is located below the text of Tract 2.



BOOK:016009 PAGE:02368 - 02371



**WAKE
COUNTY**
NORTH CAROLINA

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

_____ 4 # of Pages P