

BCDA 3446 PAGE 344

PRESENTED
FOR
REGISTRATION

NORTH CAROLINA Mar 18 11 24 AM '85

DECLARATION OF COVENANTS, CONDITIONS
KENNETH L. MARTIN AND RESTRICTIONS FOR GEORGETOWNE MANOR,
REGISTER OF DEEDS PHASE III, SECTION B, BOOK OF MAPS 1985,
WAKE COUNTY, NC PAGE 364, WAKE COUNTY REGISTRY

WAKE COUNTY

THIS DECLARATION, made this 14 day of March, 1985, by CMR, INC., a
North Carolina corporation, hereinafter referred to as "Developer;"

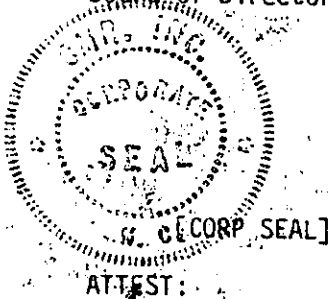
W I T N E S S E T H:

THAT WHEREAS, the Developer is the owner of certain property in the
Town of Garner, St. Mary's Township, Wake County, North Carolina, known as
Georgetowne Manor, Phase III, Section "B", Lots 25 through 34, inclusive as
shown on map recorded in Book of Maps 1985, Page 364, Wake County Registry;
and

WHEREAS, Developer will convey the said properties subject to certain
protective covenants, conditions, restrictions, and reservations as herein-
after set forth;

NOW, THEREFORE, the Developer, for itself, its successors and
assigns, does hereby covenant and agree with all persons, firms and
corporations who now own or who may hereafter acquire any interest or title
to any of the property above referred to, and as an inducement to said
persons, firms or corporations to purchase a part of said property, that
the property, and each and every lot above referred to is hereby made
subject to the identical covenants, conditions, and restrictions as are
reflected in that certain document recorded in Book 3147, Page 07, Wake
County Registry.

IN TESTIMONY WHEREOF, CMR, INC. has caused this instrument to be
executed in its corporate name by its President and Secretary, and its
corporate seal to be affixed hereto, all pursuant to resolution of its
Board of Directors, all the day and year first above written.



CMR, INC.

By:

B. Kenneth Martin
President

ATTEST:

Gregory F. Ruckelshaus
Secretary

*L. Kenneth Martin
6417 Edington Ln.
Raleigh, N.C. 27604*

NORTH CAROLINA

WAKE COUNTY

I, the undersigned Notary Public, do hereby certify that George F. Rucker personally came before me this day and acknowledged that he is the Secretary of CMR, INC., and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by himself as its Secretary.

Witness my hand and Notarial Seal this the 14 day of March, 1985.

Bill M. Bayler
Notary Public

My Commission Expires: 5-9-89



NORTH CAROLINA — WAKE COUNTY

The foregoing certificate _____ of Bill M. Bayler

_____, Notar(y)(ies) 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