

BOOK 3535 PAGE 09

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FOR
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KENNETH J. HARRIS
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WAKE COUNTY, NC

DECLARATION OF CONDOMINIUM

FOR

SWEETBRIAR CONDOMINIUM

Recorded on August 13, 1985
Recorded in Book 3535 Page 9,
Wake County Registry, North Carolina

Plat Recorded in Condominium File No. 88,
Page 1 and Plans Recorded in Condominium
File No. 88, Pages 4 through 6,
Wake County Registry

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DECLARATION

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DECLARATION OF CONDOMINIUM

FOR

SWEETBRIAR CONDOMINIUM

THIS DECLARATION is made as of August 13, 1985, by Thomas Gipson & Co., a North Carolina corporation, 7340 Six Forks Road, Raleigh, North Carolina 27609 (the "Declarant," as hereinafter defined).

Declarant is the owner of a tract of land and all improvements thereon in Wake County, North Carolina, and is creating a condominium under the provisions of Chapter 47A of the North Carolina General Statutes, entitled the Unit Ownership Act. Forty-eight (48) residential dwelling units have been built on the land called the Submitted Property, which is being submitted to the Unit Ownership Act at this time by this Declaration.

NOW, THEREFORE, Declarant hereby makes this Declaration for the purposes and subject to all the terms and provisions hereinafter set forth.

ARTICLE 1

DEFINITIONS

1.1 Definitions. The terms defined in Section 47A-3 of the Act shall be deemed to have the meanings therein specified whenever they appear in the Condominium Instruments unless the context otherwise requires and except to the extent, if any, that such definitions are changed below. In addition, the other terms defined below shall be deemed to have the meanings specified whenever they appear in the Condominium Instruments unless the context otherwise requires. These definitions shall apply whether or not the defined terms are capitalized.

"Act" means the Unit Ownership Act, which is Chapter 47A of the North Carolina General Statutes, as amended.

"Amenities Lease" means that certain lease entered into between the Association and Sweetbriar Forest Homeowners Association, Inc., a copy of the Amenities Lease being attached hereto as Exhibit G.

"Articles of Incorporation" means the articles of incorporation of the Association, as amended from time to time, a copy of the initial Articles of Incorporation being attached hereto as Exhibit C.

"Assessment" means the share of the Common Expenses from time to time assessed against a Condominium Unit and its Owner by the Association in the manner herein provided.

"Association" means Sweetbriar Condominium Association, Inc., a North Carolina nonprofit corporation, formed for the purpose of exercising the powers of the Association under the Act and the Condominium Instruments.

"Board of Directors" or "Board" means the board of directors of the Association, which is the governing body of the Association.

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"Bylaws" means the bylaws of the Association, as amended from time to time, a copy of the initial Bylaws being attached hereto as Exhibit D.

"Common Areas and Facilities" means all portions of the Condominium other than the Units.

"Common Expenses" means all sums lawfully assessed against the Unit Owners by the Association; expenses of administration, maintenance, repair or replacement of the Common Areas and Facilities (including Limited Common Areas and Facilities); expenses agreed upon as Common Expenses by the Association; expenses declared Common Expenses by the provisions of the Act, this Declaration or the Bylaws; and, insurance premiums.

"Condominium" means the Submitted Property submitted to the provisions of the Act by the Condominium Instruments.

"Condominium Instruments" means this Declaration, the Articles of Incorporation, the Bylaws, the Plat and the Plans, including any and all exhibits, schedules, certifications and amendments thereof, as they may exist from time to time, made and recorded pursuant to the Act.

"Condominium Unit" means a Unit together with the undivided interest in the Common Areas and Facilities appertaining to that Unit.

"Declarant" means initially Thomas Gipson & Co., a North Carolina corporation, which is the fee simple owner of the Submitted Property and has executed this Declaration.

"Declaration" means this Declaration as amended from time to time.

"Director" means a member of the Board of Directors.

"First Mortgagee" means the holder of a first-in-priority Mortgage.

"Foreclosure" includes, without limitation, the judicial foreclosure of a Mortgage or the exercise of a power of sale contained in any Mortgage.

"Unit Designation" means one or more numbers and/or letters that identify each Unit, as set forth in the Schedule of Unit Information, and as shown on the Plat and the Plans.

"Institutional Mortgagee" means one or more commercial or savings banks, savings and loan associations, trust companies, credit unions, industrial loan associations, insurance companies, pension funds, or business trusts including, but not limited to, real estate investment trusts, any other lender regularly engaged in financing the purchase, construction, or improvement of real estate, or any assignee of loans made by such a lender, or any combination of any of the foregoing entities.

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"Lease" means any lease, usufruct, tenancy, sublease, rental contract or other occupancy agreement whether oral or written.

"Limited Common Areas and Facilities" means a portion of the Common Areas and Facilities reserved for the exclusive use of one or more, but less than all, of the Units.

"Majority" means more than fifty (50%) percent in any context, unless a different percentage is expressly required.

"Mortgage" means a mortgage, deed to secure debt, deed of trust, security agreement or other instrument conveying a lien upon or security title to a Condominium Unit as security for a debt or for the performance of an obligation.

"Mortgagee" means the holder, guarantor, insurer of a Mortgage or a beneficiary under a Deed of Trust.

"Occupant" means any person, including, without limitation, any guest, invitee, tenant, lessee or family member of an Owner, occupying or otherwise using or visiting in a Unit.

"Officer" means an officer of the Association.

"Owner" has the same meaning as Unit Owner.

"Person" means a natural person, corporation, partnership, association, trust or other legal entity, or any combination thereof.

"Plans" means the plans for the Condominium which are certified and filed for record as indicated on the cover page hereof, as amended and certified from time to time, with the initial Plans being attached hereto as Exhibit F.

"Plat" means the plat of survey for the Condominium which is certified and recorded as indicated on the cover page hereof, as amended and certified from time to time, with the initial Plat being attached hereto as Exhibit E.

"Record" or "file for record" means filing for record in the Office of the Register of Deeds, Wake County, North Carolina.

"Schedule of Unit Information" means the schedule attached hereto as Exhibit B, which schedule shows for each Condominium Unit its Identifying Number, Size and undivided interest in the Common Areas and Facilities, number of Votes in the Association, and share of liability for Common Expenses.

"Size" means the number of square feet of heated, enclosed floor space in a Unit as computed by reference to the Plat and Plans and rounded off to

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a whole number. Exterior walkways, decks, and breezeways are not included. Enclosed and heated stairways are counted, but only on one level.

"Submitted Property" means the property lawfully submitted to the provisions of the Act and the Condominium Instruments from time to time by the recordation of Condominium Instruments in accordance with the Act. The Submitted Property is the land described in Exhibit A and shown on the Plat, together with all improvements thereon and all rights and easements appurtenant thereto.

"Unit" means a portion of the Condominium intended for independent ownership and use, as more fully set forth and shown in the Condominium Instruments and the Act.

"Unit Owner" has the same meaning as Owner and means one or more persons, including the Declarant, who own a Condominium Unit. This term does not include a Mortgagee in his capacity as such.

"Vote" means the vote in the Association appertaining to each Condominium Unit.

ARTICLE 2

CREATION OF THE CONDOMINIUM

2.1 Submission to the Act. Declarant hereby submits the Submitted Property to the Act. The Submitted Property and every interest therein shall, after the recording of this Declaration, be owned, held, transferred, sold, conveyed, used, leased, occupied, mortgaged and deeded in trust subject to the Act and the Condominium Instruments. Every person acquiring or having any interest in the Submitted Property, by acceptance of a deed or other instrument of any kind, whether or not such deed or other instrument is signed by such person or otherwise agreed to in writing, shall take such interest subject to the Act and to the Condominium Instruments and shall be deemed to have agreed to the same.

2.2 Name and Location. The name of the Condominium is "Sweetbriar Condominium." The Condominium is located in the City of Raleigh, Barton's Creek Township, Wake County, North Carolina.

2.3 Governing Provisions. The Condominium, the Association and each Unit Owner shall be governed by the Act, the Condominium Instruments and any rules and regulations adopted by the Association pursuant to the Condominium Instruments.

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ARTICLE 3

DESCRIPTION OF THE CONDOMINIUM

3.1 Submitted Property. The Submitted Property is described on Exhibit A and shown on the Plat, and it includes all improvements thereon and all rights and easements appurtenant thereto. The improvements include twelve (12) two story buildings with each building containing four (4) Units. Such buildings contain a total of forty-eight (48) Units and additionally, the Submitted Property also contains other improvements such as driveways, parking areas, dumpster areas, utilities and landscaping.

3.2 Condominium Units. The Condominium contains forty-eight (48) Condominium Units, the Identifying Numbers of which are set out on the Schedule of Unit Information and are shown in the Plat and Plans. Each Condominium Unit consists of the Unit together with its undivided interest in the Common Areas and Facilities. Each Condominium Unit includes a kitchen, dining room, living room, two bedrooms, two bathrooms, foyer and fireplace. The Schedule of Unit Information sets forth for each Condominium Unit its Identifying Number, Size, and undivided interest in the Common Areas and Facilities, Votes in the Association, and share of liability for Common Expenses. The buildings are situated upon concrete block and brick foundations and all buildings are frame construction and the external coverings are reverse board and batten rough sawn siding, while the roof finish is fiberglass shingles. Each Condominium Unit shall constitute for all purposes a separate parcel of real property which may be owned in fee simple and which, subject to the provisions of the Act and the Condominium Instruments, may be conveyed and encumbered like any other property. The undivided interest in the Common Areas and Facilities for each Condominium Unit shall not be altered except as expressly provided by the Act and this Declaration. Such undivided interest shall not be separated from the Unit to which it appertains and shall be deemed to be conveyed or encumbered with the Unit even though such interest is not expressly mentioned or described in the conveyance or other instrument. Each Unit Owner shall automatically be a member of the Association, which membership shall continue during the period of ownership of the Condominium Unit by such Unit Owner.

3.3 Unit Boundaries. Each Unit shall include all the space within the boundaries thereof. The perimetrical or vertical boundaries of each Unit are the vertical planes of the interior surfaces of the wood framing of the walls of the Unit, whether such walls are exterior walls or walls separating the Unit from other Units or the Common Areas and Facilities, and the vertical planes of the exterior surfaces of windows and entry doors, including sliding glass doors, if any. The perimetrical Unit boundaries include the sheet rock on the Unit side of the walls, with the framing being a part of the Common Areas and Facilities, and they are extended to their intersections with each other and the upper and lower horizontal boundaries of the Unit. The lower horizontal boundary of each Unit is the plane of the upper surface of the plywood sub-floor for first

3.4 Common Areas and Facilities. The Common Areas and Facilities consist of all portions of the Condominium other than Units. Certain portions of the Common Areas and Facilities are Limited Common Areas and Facilities, as set out in Section 3.5.

3.5 Limited Common Areas and Facilities. The Limited Common Areas and Facilities are those portions of the Common Areas and Facilities which are reserved for the exclusive use of those persons who are entitled to the use of one or more (but less than all) of the Units. Limited Common Areas and Facilities are not separate and apart from the Common Areas and Facilities

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in general, but are limited only with respect to the exclusive use thereof by the Unit or Units to which they are assigned. Limited Common Areas and Facilities are assigned as follows and not otherwise:

3.5.1 The exterior stairways, steps, breezeways, decks, walkways, landings, railings and beams associated therewith which serve a building and the canvas doorway awnings, which are appurtenant to each Unit having any of the foregoing, shall be Limited Common Areas and Facilities assigned to the Unit or Units having direct access thereto or direct use thereof. If a walkway, steps or other means of access to the door of a Unit is designed to serve one or more (but less than all) of the Units, then it shall be a Limited Common Area and Facility appurtenant to the Unit or Units so served.

3.5.2 All portions of the Common Areas and Facilities on which there is located any portion of the heating and air-conditioning system exclusively serving a particular Unit or Units shall be a Limited Common Area and Facility assigned to that Unit or Units.

3.6 Amenities. The amenities described in Section 3.1 are the only ones constructed by the Declarant in conjunction with the creation of the Condominium. In addition, by virtue of the Amenities Lease, the Association has acquired for any Occupant the non-exclusive right to use and enjoy that certain tennis court, swimming pool and clubhouse as more specifically described in the Amenities Lease. The Amenities Lease is for a term expiring on October 1, 1988, with a possible option for two (2) additional years thereafter, no arrangements have been made for the use and enjoyment of the foregoing, or any other, tennis court, swimming pool or clubhouse. The rent set forth for each Condominium Unit in the Amenities Lease shall be a Common Expense and shall be assessed against the Condominium Units as a portion of the general Assessment.

ARTICLE 4

EASEMENTS

In addition to the easements created by the Act, the easements described in this Article 4 from each Owner to each other Owner, to the Association and to the Declarant are hereby granted, reserved and established, subject to and in accordance with the following terms and conditions:

4.1 Use and Enjoyment. Every Owner shall have a right and easement of use and enjoyment in and to the Common Areas and Facilities (including the right to access, ingress and egress to and from his Unit over those portions of the Common Areas and Facilities designated for such purpose), and such easement shall be appurtenant to and shall pass with the title to every Condominium Unit, subject to the following provisions and limitations:

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4.1.1 The right of the Association to control the use and enjoyment thereof as provided by the terms of this Declaration, which shall include, but not be limited to, the right of the Association to limit the use and enjoyment thereof to the Owners and their respective Occupants, as well as to provide for the exclusive use and enjoyment of specific portions thereof at certain designated times by an Owner and his Occupants.

4.1.2 The right of the Association to limit the number of guests of Owners.

4.1.3 The right of Owners to the exclusive use of the Limited Common Areas and Facilities appurtenant to their respective Units.

4.1.4 The right of the Association to suspend the Vote and rights to the use of the recreational facilities of the Condominium by an Owner and his Occupants for any period of time during which an Assessment against his Condominium Unit remains unpaid or for a reasonable time for infraction of any provision of the Condominium Instruments or rules and regulations.

4.2 Structural Support. Every portion of a Unit or the Common Areas and Facilities which contributes to the structural support of another Unit or the Common Areas and Facilities shall be burdened with an easement of structural support. No Owner shall be permitted to demolish his Unit except to the extent that such demolition may be required to repair or rebuild the Unit when the same has been partially or totally destroyed.

4.3 Utilities. To the extent that any utility line, pipe, wire or conduit serving any Unit, Units or the Common Areas and Facilities shall lie wholly or partially within the boundaries of another Unit or the Common Areas and Facilities, such other Unit, Units or the Common Areas and Facilities shall be burdened with an easement for the use, maintenance, repair and replacement of such utility line, pipe, wire or conduit, such easement to be in favor of the Unit, Units or Common Areas and Facilities served by the same and the Association.

4.4 Encroachments. If any portion of the Common Areas and Facilities encroaches upon any Unit, or if any Unit encroaches upon any other Unit or upon any portion of the Common Areas and Facilities, as a result of the construction, reconstruction, repair, renovation, restoration, shifting, settlement or movement of any portion of the Condominium, an easement for the encroachment and for the maintenance, repair and replacement thereof shall exist so long as the encroachment exists. In the event that any building, any Unit, any adjoining Unit, or any adjoining portion of the Common Areas and Facilities shall be partially or totally damaged or destroyed as a result of fire or other casualty or as a result of condemnation or eminent domain proceedings, and then be repaired or reconstructed, encroachments of portions of the Common Areas and Facilities upon any Unit, or of any Unit upon any other Unit or upon any portion of the Common Areas and Facilities, due to such repair or reconstruction, shall be permitted, and easements for such encroachments and the main-

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tenance, repair and replacement thereof shall exist. This easement is intended to apply to minor unintentional encroachments that are reasonable in extent and do not deprive another of a substantial property right or use.

4.5 Maintenance and Repair. There shall be an easement in favor of the Declarant, the Association and the Unit Owners through the Units and the Common Areas and Facilities as may be reasonably necessary for the installation, maintenance, repair and replacement of Units and the Common Areas and Facilities. Use of this easement shall be only upon prior notice during normal business hours, except that access may be had at any time in case of emergency.

4.6 Rights of Association. There shall be a general easement to the Association, its Directors, Officers, contractors, agents and employees (including, but not limited to any manager employed by the Association) to enter upon the Submitted Property or any portion thereof and to enter or take access through the Units and the Common Areas and Facilities as may be reasonably necessary for the installation, maintenance, repair and replacement thereof, for making emergency repairs and for other work for the proper maintenance and operation of the Condominium and for the performance of their respective duties. Each Owner shall afford to other Owners and to the Association, their respective contractors, agents, representatives and employees, such access through such Owner's Unit as may be reasonably necessary to enable them to perform such work and to exercise and discharge their respective powers and responsibilities. Except in the event of emergencies, however, such easements are to be exercised only during normal business hours and upon advance notice to and with the permission of the Owner or Occupant of a Unit directly affected thereby. The Association shall have the power to grant and accept permits, licenses and easements on, over, across and through the Common Areas and Facilities for the installation, maintenance, repair and replacement of utilities, roads and for other purposes reasonably necessary or useful for the proper maintenance or operation of the Condominium.

4.7 Rights of Declarant. So long as Declarant owns any Condominium Unit primarily for the purpose of sale, Declarant and its duly authorized contractors, representatives, agents, and employees shall have a transferable easement for the maintenance of signs, a sales office, a business office, promotional facilities and model Units on the Submitted Property, together with such other facilities as in the opinion of Declarant may be reasonably required, convenient or incidental to the completion, renovation, improvement, development or sale of the Condominium Units on the Submitted Property. The Declarant may use any two (2) Units for models and/or sales offices, which Units may be changed from time to time. The Size and location of the Units are shown on the Plat and Plans. During the period that Declarant owns any Condominium Unit, Declarant, its duly authorized contractors, representatives, agents and employees, shall have a transferable easement on, over, through, under and across the Common Areas and Facilities for the purpose of making improvements on the Submitted

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Property and for the purpose of doing all things reasonably necessary and proper in connection therewith.

ARTICLE 5

MAINTENANCE AND REPAIR

5.1 Association. The Association shall maintain, repair and replace all portions of the Common Areas and Facilities, except as may be herein otherwise specifically provided. This responsibility shall include all Limited Common Areas and Facilities appurtenant to Units including, without limitation, exterior stairways, steps, breezeways, decks, walkways, landings, railings and beams associated therewith which serve a building. The Association shall also be responsible for the maintenance of the exterior finished surface of entry doors to Units, notwithstanding the fact that such doors are a part of the Units. Each Unit Owner shall be responsible for all heating and air-conditioning equipment serving his Unit only as a Limited Common Area and Facility. No diminution or abatement of Assessments shall be claimed or allowed by reason of any alleged failure of the Association to take some action or perform some function required to be taken or performed by the Association under the Act or this Declaration, or for inconvenience or discomfort arising from the making of repairs or improvements which are the responsibility of the Association, or from any action taken by the Association to comply with any law, ordinance, order or directive of any municipal or other governmental authority.

5.2 Unit Owner. Each Unit Owner shall maintain, repair and replace all portions of his Unit, except those portions, if any, which are to be maintained, repaired or replaced by the Association. The Unit Owner shall maintain, repair and replace the hot water heater and heating and air-conditioning system which is a part of or a Limited Common Area and Facility serving his Unit, together with all fixtures, equipment and appliances installed in his Unit or located within the boundaries thereof, and all chutes, flues, ducts, conduits, wires, pipes or other apparatus located within the boundaries of such Owner's Unit or deemed to be a part thereof as provided herein. The Unit Owner shall also maintain, repair and replace the windows, screens and doors (including the sliding glass doors, if any) which are a part of the Unit, except for the exterior finished surface of the entry doors of the Unit, which shall be maintained by the Association. Each Unit Owner shall perform his responsibilities in such a manner so as not to unreasonably disturb other persons in other Units and shall keep the exterior entrance area adjoining his Unit in a neat and clean condition and free of standing water. Each Unit Owner shall promptly report to the Association or its agent any defect or need for repairs for which the Association is responsible. The Association shall have the right but not the obligation to make any repair or replacement or to do any cleaning or maintenance which is the responsibility of the Unit Owner if the Unit Owner fails or refuses to do so, and in such event the Unit Owner shall be obligated to pay for the cost incurred by the Association for such

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work. Each Unit Owner shall also be obligated to pay for the cost of repairing, replacing, or cleaning any item which, although the responsibility of the Association, is necessitated by reason of the willful or negligent act of such Unit Owner or any of his Occupants. The cost of any such repair, replacement, maintenance or cleaning shall be added to and become part of the Assessment or portion thereof next coming due to which the Unit Owner is subject.

ARTICLE 6

ASSESSMENTS

6.1 Lien. Each Unit Owner covenants and agrees to pay to the Association all Assessments (general and special) provided by the Act and by this Declaration which shall be fixed, established and collected from time to time as hereinafter provided. The liability of each Condominium Unit and its Owner for Assessments shall be as set out in the Schedule of Unit Information. All Assessments and other charges provided by this Declaration, together with interest, thereon and costs of collection thereof as hereinafter provided, shall be a charge against and continuing lien upon the Condominium Unit against which each such Assessment or charge is made. Each Owner shall be personally liable for Assessments coming due on his Unit while he is the Owner. Any Unit shall be conveyed subject to a lien for any unpaid Assessments subject to the provisions of Section 47A-22(c) of the Act and Section 6.7 hereof. No Owner may waive or otherwise escape liability for Assessments by non-use of the Common Areas and Facilities or abandonment of his Unit.

6.2 General Annual Assessments. The amount of all Common Expenses not specially assessed against one or more but less than all of the Condominium Units pursuant to the provisions of this Declaration, less the amount of all undistributed and unreserved Common Profits, shall be assessed against the Condominium Units in accordance with the Schedule of Unit Information. The general annual Assessment shall be established by the Board of Directors in the manner set forth in this Section. During that portion of the Association's fiscal year from the recording of this Declaration to the end of such fiscal year, the annual Assessment applicable to each Condominium Unit shall be as set forth in the estimated budget for the Condominium delivered to each purchaser of a Condominium Unit. At least thirty (30) days prior to the annual meeting of the Association, the Board of Directors shall prepare and submit in writing to the Owners an estimated budget of the Common Expenses for the next succeeding fiscal year to be paid by Assessments collected from the Owners, together with the amount of the annual Assessment payable by each Owner during such fiscal year. If the estimated budget proves inadequate for any reason at any time during the year, then the Board of Directors may levy at any time a further Assessment against the Owners and notify the Owners accordingly. If for any reason an annual budget is not made by the Board, a payment in the amount required by the last prior Assessment shall be due upon each Assessment due date until changed by a new Assessment. Common Expenses of

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the Association to be paid through annual Assessments shall include, but shall not necessarily be limited to, the following:

6.2.1 Management fees and expenses of administration, including management, legal and accounting fees.

6.2.2 Utility charges for utilities serving the Common Areas and Facilities and charges for other common services.

6.2.3 The cost of any master or blanket policies of insurance purchased for the benefit of all Owners and the Association as required by this Declaration, including fire and other hazard coverage, public liability coverage, and such other insurance coverage as the Board of Directors determines to be in the interest of the Association and the Owners.

6.2.4 The expense of maintenance, operation and repair of the Common Areas and Facilities as well as any maintenance upon the Units which is the responsibility of the Association under the provisions of Article 5, if such expense is not covered by a special Assessment.

6.2.5 Charges for any utilities provided to the Units and not separately metered, which shall be a Common Expense of the Association.

6.2.6 Such other expenses as may be determined from time to time by the Board of Directors to be Common Expenses, including, without limitation, taxes and governmental charges not separately assessed against each Condominium Unit, other than ad valorem real property taxes.

6.2.7 The establishment and maintenance of an adequate reserve fund or funds for the periodic maintenance, repair and replacement of those Common Areas and Facilities (including Limited Common Areas and Facilities) which the Association may be obligated to maintain and of a reserve to cover operating contingencies or deficiencies arising from unpaid Assessments or liens, emergency expenditures and other matters, as may be authorized from time to time by the Board of Directors. A working capital fund shall be established for the initial months of the operation of the Condominium equal to at least two (2) months of the annual Assessment applicable to each Unit, which shall be collected with respect to each Unit at the time of conveyance of such Unit by Declarant to a purchaser and shall be deposited in and maintained in a separate account of the Association for the use and benefit of the Association. The purpose of such fund is to insure that funds will be available for the Association to meet unforeseen expenditures, to pay one-time expenses at the beginning of the Association such as legal, accounting and other services and advice, and to acquire additional equipment or services deemed necessary or desirable by the Board of Directors. Amounts paid into such fund shall not be considered as advance payment of the annual Assessment.

6.2.8 Expenses declared Common Expenses by the provisions of the Act.

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The general annual Assessment for Common Expenses described above shall be paid by and collected from the Owners in accordance with their respective liabilities for Assessments. Each Owner shall be obligated to pay such Assessments to the Association in equal monthly installments on or before the first day of each calendar month. In any year in which there is an excess of Assessments and other income over expenditures, the Board of Directors, by resolution and without the necessity of a Vote of the Owners, shall determine either to apply such excess or any portion thereof against and reduce the subsequent year's Assessments or to allocate the same to one or more reserve accounts of the Association described above. Any of the foregoing provisions of this paragraph which may be construed to the contrary notwithstanding, no Assessment shall be payable under this paragraph by any Owner until this Declaration is filed for record. Therefore, the first annual Assessment payable under this paragraph shall be prorated according to the number of days remaining in the Association's fiscal year after the date on which this Declaration is filed for record.

6.3 Special Allocation of Assessments. Any Common Expenses occasioned by the conduct of less than all the Unit Owners or their Occupants may be specially assessed by the Board against the Condominium Unit or Units, the conduct of any Owner or Occupant of which occasioned any such Common Expenses. Any Common Expenses benefitting less than all of the Units may be assessed by the Board equitably among the Units so benefitted. Notwithstanding anything to the contrary set forth herein, except as provided in Section 5.2, there shall be no special Assessments against any particular Condominium Unit for any Common Expenses associated with the maintenance, repair, restoration, renovation or replacement of any Limited Common Areas and Facilities; rather, such expenses shall be Common Expenses. The special allocation of assessments provided for in this paragraph shall be levied by the Board of Directors in its reasonable judgment, and the amount and due date(s) of such Assessments so specially allocated by the Board shall be as specified by the Board. In no event shall the Association or any member of the Board have any liability for any judgment or decision made reasonably and in good faith under this paragraph.

6.4 Special Assessments for Capital Improvements. In addition to the special and general Assessments authorized above, and in addition to the special Assessments for reconstruction or repair of casualty damage, the Board of Directors may levy special Assessments for the purpose of defraying, in whole or in part, the cost of any capital addition to or capital improvement of the Common Areas and Facilities (including the necessary fixtures and personal property related thereto), or for the cost of repair or replacement of a portion of the Common Areas and Facilities (including the necessary fixtures and personal property related thereto), which is for the benefit of all Owners; provided, however, the total amount of the special Assessment levied by the Board of Directors under and pursuant to the provisions of this Section shall not exceed the sum of \$100.00 per Condominium Unit in any one calendar-year unless approved by a Majority

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of the Owners at a meeting duly called and held for such purpose. Owners shall be assessed for special Assessments under this Section in accordance with the liability for Assessments of their respective Condominium Units, and the due date(s) of any such special Assessments shall be specified by the Board of Directors. Notwithstanding the foregoing, so long as Declarant shall own one or more Condominium Units, no special Assessments shall be levied against the Owners under and pursuant to the provisions of this Section unless such special Assessment shall also be approved by Declarant.

6.5 Non-Payment of Assessments: Remedies of Association. Any Assessment, or portion thereof, not paid when due shall be delinquent, and the Board of Directors shall have the duty to enforce the collection of all delinquent Assessments. Any Assessment, or portion thereof, not paid within thirty (30) days after the due date shall constitute a lien on such Owner's Condominium Unit when filed of record in the Office of the Clerk of Superior Court, Wake County, in the manner provided for filing statutory liens against real property. If the same is not paid within thirty (30) days after the due date, then a late charge, not in excess of the greater of Ten Dollars (\$10.00) or ten percent (10%) of the amount of each Assessment or installment thereof not paid when due, shall also be due and payable to the Association. If any Assessment or portion thereof is delinquent for a period of more than thirty (30) days, and then is not paid within ten (10) days after written notice is given to the Owner to make such payment, the entire unpaid balance of the Assessment for the year in question may be accelerated at the option of the Board of Directors and be declared due and payable in full, and proceedings may be instituted to enforce such obligation and/or lien. Such notice shall be sent by certified mail, return receipt requested, to the Owner both at the address of the Unit and at any other address or addresses the Owner may have designated to the Association in writing, specifying the amount of the Assessments then due and payable, together with authorized late charges and interest accrued thereon. Any Assessment or portion thereof, together with authorized late charges, not paid when due shall bear interest from the date of delinquency until paid at the lesser of fifteen percent (15%) per annum or the maximum rate as may be allowed by law. The Board of Directors may suspend the Vote of the Owner or the rights of the Owner and his Occupants to use the recreational facilities of the Condominium during the period in which any Assessment or portion thereof remains unpaid and after at least ten (10) days written notice is given to the Owner as aforesaid, and the Association may bring an action at law against the Owner obligated to pay the same or foreclose its lien against such Owner's Condominium Unit, in which event late charges, interest and costs of collection shall be added to and included in such lien, with such costs of collection to include court costs, the expenses of sale, any expenses required for the protection and preservation of the Condominium Unit, and reasonable attorneys' fees. For the purposes of this Article, the amount of delinquent Assessments, late charges, accrued interest and the amount of accelerated Assessments, if any, shall be considered an indebtedness and shall be evidenced by this Section 6.5 and therefore evidence of indebtedness shall

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exist hereby. All payments on account shall be applied first to the aforesaid costs of collection, then to late charges, then to interest, and then to the Assessment lien first due. All late charges and interest collected shall be part of the Common Profits. Each Owner vests in the Board of Directors the right and power to bring all actions against him personally for the collection of such Assessments as a debt and to foreclose the aforesaid lien in the same manner as other liens for the improvement of real property. The lien provided for in this Article shall be in favor of the Association and shall be for the benefit of all Owners. The Association, acting through the Board, shall have the power to bid in the Condominium Unit at any Foreclosure sale and to acquire, hold, lease, encumber and convey the same. No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the Common Areas and Facilities or abandonment of his Condominium Unit. The rights and remedies conferred herein shall be in addition to, and not in lieu of, those set forth in Section 47A-22 of the Act.

6.6 Priority of Lien. The lien for Assessments, once perfected, shall be prior to all other liens and encumbrances except only (a) the lien for real estate taxes on that Condominium Unit, and (b) the lien of a Mortgage securing sums unpaid to a Mortgagee or other lien or encumbrance recorded prior to the perfection of said lien for Assessments. Except as provided in Section 6.7 hereof and Section 47A-22(c) of the Act, the sale or transfer of any Condominium Unit shall not affect the Assessment lien.

6.7 Deed in Lieu of Foreclosure. Notwithstanding anything contained in this Declaration or the Act which may be construed to the contrary, in the event any First Mortgagee that is an Institutional Mortgagee shall acquire title to any Condominium Unit by virtue of any deed in lieu of Foreclosure of a First Mortgage, such a First Mortgagee shall not be liable for, nor shall such Condominium Unit be subject to a lien for, any Assessment chargeable to such Condominium Unit on account of any period prior to the time such First Mortgagee shall so acquire title to such Condominium Unit; provided, however, that Common Expenses collectible thereafter from all Owners, including such First Mortgagee shall be paid as set forth in this Declaration. The provisions of this Section 6.7 are in addition to, and not in lieu of, the provisions of Section 47A-22(c) of the Act.

ARTICLE 7

ADMINISTRATION

7.1 Administration by the Association. The Association shall administer the Condominium, and have the rights and duties with respect thereto, as set out in and subject to the Act and the Condominium Instruments.

7.2 Control by Declarant. The Declarant shall have the right to appoint or remove all Directors and Officers or to exercise powers and

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responsibilities otherwise assigned to the Association, Board or Officers by the Act or the Condominium Instruments until the first to occur of: (i) the expiration of three (3) years after the date of the recording of this Declaration, (ii) the date as of which Units to which three-fourths (3/4) of the undivided interests in the Common Areas and Facilities appertain shall have been conveyed by Declarant to Unit Owners or (iii) the surrender by Declarant of such rights by an express amendment to this Declaration executed and recorded by Declarant, without the need for consent or joinder by any person. Upon the expiration of the period of Declarant's rights, such rights shall automatically pass to the Owners (including Declarant if Declarant then owns one or more Condominium Units) and a special meeting of the Association shall be called as set forth in the Bylaws. At such special meeting the Owners shall elect a Board of Directors. Further, any management or other agreement or any lease entered into during the period of Declarant control shall be subject to cancellation without cause and without penalty or termination fee upon not more than ninety (90) days prior written notice.

7.3 Duties and Powers. The duties and powers of the Association shall be those set forth in the Act, the North Carolina Nonprofit Corporation Act, this Declaration and the other Condominium Instruments, together with those reasonably implied to effect the purposes of the Association. Except to the extent otherwise required by the Act, the North Carolina Nonprofit Corporation Act, this Declaration or the other Condominium Instruments, the powers herein or otherwise granted to the Association may be exercised by the Board of Directors, acting through the Officers, without any further consent or action on the part of the Owners. Subject to and in accordance with the provisions or limitations set forth in the Bylaws, each Director and each Officer shall be entitled to be indemnified by the Association in connection with any threatened, pending or completed action, suit or proceeding with respect to which such person was or is a party by reason of the fact that such person is or was a Director or Officer.

7.4 Property. All funds received and title of all properties acquired by the Association and the proceeds thereof, after deducting therefrom the costs incurred by the Association in acquiring the same, shall be held for the benefit of the Owners as herein provided and for the purposes herein stated. The shares of the Owners in the funds and assets of the Association cannot be individually assigned, hypothecated or transferred in any manner except as an appurtenance to a Condominium Unit. In any year in which there is an excess of Assessments over expenditures, such surplus shall be applied in accordance with the provisions of Article 6.

7.5 Rules and Regulations. Without limiting the generality of this Article, the Board of Directors shall have the power and authority to make, amend and revoke reasonable rules and regulations concerning the use of the Units and the Common Areas and Facilities as set forth in the Bylaws.

7.6 Professional Management. The Board of Directors may employ a professional management firm to manage the operation and affairs of the

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Condominium and the Association. Any management firm employed shall be employed pursuant to a written agreement executed on behalf of the Association by a Majority of the Board of Directors. All such management agreements shall be terminable by the Association for cause upon thirty (30) days' written notice and without termination fee and upon ninety (90) days prior written notice and without termination fee without cause, and the term thereof may not exceed one year. The management firm shall be the agent of the Board of Directors and the Association. To the extent permitted by law, the Board of Directors shall be authorized to delegate to such management firm such of the duties and powers of the Association and of its Board of Directors and Officers as the Board of Directors shall determine. The Declarant or any person affiliated with Declarant may be employed as the professional management firm pursuant to this Section; provided, however, that notwithstanding the foregoing, any contract or agreement of any kind with the Declarant or any person affiliated with the Declarant whether for professional management or for another purpose shall be terminable by either party thereto without cause and without payment of a termination fee upon no more than ninety (90) days' prior written notice.

7.7 Enforcement of Directors' Duties. In the event that the Board of Directors shall fail to perform any duty or duties which; under the terms and provisions of the Act, this Declaration, or the other Condominium Instruments, are to be performed by it, any Owner or First Mortgagee who is aggrieved by such failure shall have the right to proceed in equity to compel the Board of Directors to perform such duty or duties. In no event, however, shall any Director have any liability to any Owner or First Mortgagee for any failure by the Board of Directors to perform any such duty or duties, except to the extent specifically provided in the North Carolina Nonprofit Corporation Act.

ARTICLE 8

INSURANCE

8.1 General Obligation and Authority. The Association shall obtain and maintain at all times (a) insurance for all of the insurable improvements on the Submitted Property (with the exception of improvements and betterments made by the respective Owners or Occupants) against loss or damage by fire or other hazards, including extended coverage, vandalism, malicious mischief, debris removal, cost of demolition, windstorm and water damage, in an amount consonant with full replacement value of such insurable improvements, (b) if there is a boiler on the Submitted Property, boiler explosion insurance evidenced by the broad form of boiler and machinery insurance policy and providing as a minimum, \$50,000.00 per accident per location, (c) fidelity coverage against dishonest acts on the part of its Directors, Officers, employees, agents and volunteers responsible for handling funds belonging to or administered by the Association in an amount at least equal to the sum of three (3) months Assessments plus reserves or in such greater amount as the Board may deter-

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mine, (d) comprehensive public liability insurance, in amounts established by the Board of Directors from time to time, but in no event shall such amounts be less than \$1,000,000.00 for single limit coverage, and (e) such other types of insurance either required by the Federal National Mortgage Association, Federal Home Loan Mortgage Association, Veterans Administration, Federal Housing Administration or any other applicable governmental authority or law or authorized by the Board of Directors from time to time. Such casualty, liability and fidelity coverage shall be maintained in accordance with and satisfy all of the applicable provisions of the Federal National Mortgage Association Conventional Home Mortgage Selling Supplement or in accordance with any other requirements of the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, Veterans Administration, Federal Housing Administration or any other applicable governmental authority. When any policy of insurance has been obtained by or on behalf of the Association, written notice of the obtainment thereof and of any subsequent changes therein or termination thereof shall be promptly furnished to each Unit Owner by the Officer required to send notices of meetings of the Association.

ARTICLE 9

RECONSTRUCTION OR REPAIR OF CASUALTY DAMAGE

In the event of damage by fire or other casualty to the Submitted Property or any part thereof, the provisions of this Article and Section 47A-25 of the Act shall govern the repair and reconstruction. The terms "repair" or "reconstruction" as used herein shall mean repairing or restoring the Submitted Property to substantially the same condition in which it existed prior to the fire or other casualty (excluding improvements and betterments made by an Owner or Occupant) with each Unit and the Common Areas and Facilities having the same boundaries as before. Any repair or reconstruction may reasonably take into account changes in construction and design techniques and materials and the cost or availability thereof. The term "substantial loss" relative to Units and/or Common Areas and Facilities serving exclusively a Unit shall mean a loss involving damage or destruction which renders more than two-thirds (2/3rds) of the Units and/or Common Areas and Facilities serving exclusively a Unit in any one (1) building or which serves exclusively any one (1) building untenable. The term "substantial loss" relative to the Common Areas and Facilities not serving exclusively a Unit shall mean a loss involving damage or destruction having a cost of restoration or repair of more than two-thirds (2/3rds) of the replacement cost of the improvements which are damaged or destroyed by casualty.

9.1 Damage and Destruction.

9.1.1 Claims, Adjustments and Repair Estimates. Immediately after any damage or destruction to all or any part of the Submitted Property covered by insurance purchased by the Association, the Board of Directors or its duly authorized agent shall proceed with the filing and

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adjustment of all claims arising under such insurance with respect to property losses of Owners and obtain reliable and detailed estimates of the cost of repair or reconstruction of such damaged or destroyed property.

9.1.2 Common Areas and Facilities. In the case of damage or destruction to Common Areas and Facilities not serving exclusively a Unit, such damage or destruction shall be repaired or reconstructed unless both (i) there is a substantial loss of the Common Areas and Facilities not serving exclusively a Unit resulting from such damage or destruction and (ii) within sixty (60) days of the date of such casualty, Owners having three-fourths (3/4ths) of the Votes in the Association Vote not to repair or reconstruct.

9.1.3 Units. In the case of a casualty causing damage or destruction to a Unit and/or Common Areas and Facilities serving exclusively a Unit, such damage or destruction (including any damage or destruction to any Common Areas and Facilities serving exclusively such Unit) shall be repaired or reconstructed unless each of the following occur: (i) there is a substantial loss of all the Units (including any damage or destruction to any Common Areas and Facilities serving exclusively such Unit) contained in any one (1) building in the Condominium; and (ii) within sixty (60) days of such casualty, the Owner of each damaged or destroyed Unit, together with the Owners of all of the other Units contained within the building in which such Units are located, and together with the remaining Owners comprising at least three-fourths (3/4ths) of the total remaining Vote of the Association agree in writing not to repair or reconstruct. Should the Owners so decide not to repair or reconstruct damaged or destroyed Units, then such damaged or destroyed Units shall not be repaired or reconstructed and the provisions of Section 47A-25 of the Act shall govern and control the ownership of such damaged or destroyed Units. The undivided interest in the Common Areas and Facilities, Votes in the Association and share of liability for Common Expenses appertaining to such Condominium Units shall thenceforth appertain to the remaining Condominium Units on the basis of an equal share per Unit.

9.1.4 Extension of Time. If for any reason the amount of insurance proceeds to be paid as a result of a casualty, or reliable and detailed estimates of the cost of repair or reconstruction of such casualty, are not made available within sixty (60) days after such casualty, then the sixty (60) day period specified above, shall be extended until such information is made available; provided, however, that such period of time shall in no event exceed One Hundred Twenty (120) days after such casualty.

9.1.5 Application of Proceeds: Common Areas and Facilities and Units Not Repaired. If it is determined in accordance with the provisions hereof that any damaged Common Areas and Facilities not serving exclusively a Unit shall not be repaired or restored, then the insurance proceeds appertaining thereto shall be divided among the Owners in accordance with their percentage or fractional interests in the Common Areas and

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Facilities. If it is determined in accordance with the provisions hereof that any damaged Unit shall not be repaired or restored, then the insurance proceeds appertaining thereto shall be paid to the Owner of such damaged Unit in proportion to the total damage for which proceeds are received, and thereupon such Owner shall have no further right, title or interest in the Condominium. In all cases where there is a Mortgagee endorsement with respect to a Unit, any insurance proceeds shall be disbursed to the Owner and such Mortgagee jointly, who shall use such proceeds as they alone may determine. This is a covenant for the benefit of any such Mortgagee and may be enforced by any such Mortgagee. The Association shall cause the debris to be removed from any area on which was located a damaged Unit or damaged Common Areas and Facilities which are not to be repaired or restored and shall landscape and restore such area to a clean, safe and attractive condition, and the Board of Directors shall have the right to levy a special Assessment against all of the Owners of the Condominium Units to raise the funds necessary to defray the costs of such work in excess of any amounts which may be available from any reserve funds of the Association maintained for such purpose.

9.2 Manner of Repair and Reconstruction. All repairs, reconstruction or rebuilding to be made as a consequence of a fire or other casualty shall be made in accordance with the following provisions:

9.2.1 Common Areas and Facilities. If the damage to be repaired or reconstructed is to the Common Areas and Facilities, and if the insurance proceeds payable as a result of such damage or destruction is less than (10%) of the total annual revenues anticipated to be received by the Association under the then current budget of the Association, such repair or reconstruction shall be substantially in accordance with the plans and specifications for such damaged property prior to the occurrence of such damage, or in accordance with such different plans and specifications as may be approved for such purpose by the Board of Directors. If the damage to be repaired or reconstructed is to the Common Areas and Facilities, and if the insurance proceeds available as a result of such damage or destruction is greater than ten percent (10%) of the total annual revenues anticipated to be received by the Association under the then current budget of the Association, such repair or reconstruction shall be substantially in accordance with the plans and specifications for such damaged property prior to the occurrence of such damage, or in accordance with such different plans and specifications as may be approved for such purpose by the Board of Directors; provided, however, that in the event the Board of Directors shall approve plans and specifications for the repair or reconstruction of such damaged property which differ materially from those of the damaged property prior to the occurrence of such damage, such plans and specifications shall be submitted for the approval of a Majority of the Association, if a request to such effect is submitted in writing signed by Owners together possessing at least fifteen percent (15%) of the total Vote of the Association no later than 14 days after the meeting at which the Board of Directors approve such differing plans and specifications.

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9.2.2 Units. If the damage to be repaired or reconstructed is to any Unit, such repair, reconstruction or rebuilding shall be substantially in accordance with the plans and specifications for such damaged Unit prior to the occurrence of such damage.

9.2.3 Responsibility for Repair or Reconstruction. All of the work of repairing or reconstructing any portion of the Submitted Property, the damage to or destruction of which resulted in the payment of any insurance proceeds under any insurance policy maintained by the Association, shall be the responsibility of the Association and shall be performed under the supervision of the Board of Directors. In discharging such supervisory responsibility, the Board of Directors shall be authorized, but shall not be obligated, to employ as its agent or consultant such building supervisors or architects as the Board of Directors shall determine. Any fees which shall be payable to any such building supervisor or architect as shall be employed by the Board of Directors shall be a Common Expense of the Association.

9.3 Costs of Repair and Reconstruction.

9.3.1 Common Areas and Facilities. The costs of repairing or reconstructing any portion of the Common Areas and Facilities not exclusively serving any Unit which shall be damaged or destroyed shall be paid with any insurance proceeds which shall be paid to the Association on account of such damage or destruction. If such insurance proceeds, together with any amounts as may be available from any reserve funds maintained by the Association for such purposes, are not sufficient to defray such costs of repair or reconstruction, then the Board of Directors shall levy a special Assessment against all of the Owners and the Condominium Units to raise the excess funds necessary to defray such costs.

9.3.2 Units and Common Areas and Facilities Exclusively Serving Units. The costs of repairing or reconstructing each Unit which shall be damaged or destroyed, together with any portion of the Common Areas and Facilities exclusively serving such Unit which shall be damaged or destroyed, shall be paid with the insurance proceeds which shall be paid to the Association on account of such damage or destruction for such Unit. If any amounts shall remain after all of the costs and expenses of repairing and reconstructing the Unit are paid, such amounts shall be paid jointly to the Owner and his Mortgagee. If the amount held by the Association for such Unit is not sufficient to defray such cost of repair and reconstruction, then the Board of Directors shall levy a special Assessment against the Owners and the Condominium Units so involved to raise the excess funds necessary to defray such costs.

9.3.3 Common Areas and Facilities Exclusively Serving a Unit. For purposes of this Article, Common Areas and Facilities shall be deemed to serve exclusively a particular Unit only if they constitute all or a portion of the building in which such Unit is contained or a Limited Common Area and Facility assigned to such Unit. This concept is necessary because

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almost all structural parts of a building technically constitute Common Areas and Facilities under the Unit boundaries established in Section 3.3 of this Declaration.

ARTICLE 10

ARCHITECTURAL CONTROL, USE RESTRICTIONS
AND SALE OR LEASING OF UNITS

To assure a community of congenial Owners and thus protect the value of the Condominium Units, the Submitted Property shall be subject to the restrictions set forth in this Article and in the rules and regulations of the Association.

10.1 Approval Required for Changes. To preserve the architectural appearance of the Condominium, no construction, painting or other changes of any nature whatsoever shall be commenced or maintained by any Unit Owner other than Declarant with respect to the exterior of any Unit or any other portion of the Condominium, including any Limited Common Areas and Facilities appurtenant thereto, nor shall any exterior addition to or change or alteration therein be made, unless and until the plans and specifications showing the nature, kind, shape, color, height, materials and location of the same shall have been submitted and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors or by an architectural committee appointed by the Board of Directors. An Owner may make improvements and alterations within his Unit; provided however, that no Owner shall make any structural alterations in a Unit or remove any portion thereof or make any additions thereto or do anything which would or might jeopardize or impair the safety, soundness or structural integrity of that Unit or any other Unit or otherwise materially lessen the support of any portion of the Condominium. No Owner shall impair any easement without first obtaining the written consent of the Association and of the Owner or Owners and their Mortgagees for whose benefit such easement exists.

10.2 Lighting. The design, type, location, size, intensity and color of all exterior lights (including both those mounted as part of the original design of the Submitted Property or otherwise in place at the time of the conveyance of a Unit to an Owner and those mounted with the consent of the Board of Directors) shall be subject to the prior written approval of the Board of Directors.

10.3 Residential Purposes. Except for Declarant's rights as set forth herein, all Units shall be, and the same hereby are, restricted exclusively to residential use, and the occupancy thereof shall be subject to such restrictions as the Board of Directors may establish pursuant to the rules and regulations of the Association.

10.4 Business Activities and Signs. No business activities, other than the development and sales activities of Declarant as permitted

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hereunder, shall be conducted on any portion of the Submitted Property. Except as may be required by legal proceedings and except as permitted in accordance with Section 4.8 hereof, no "For Sale" or "For Rent" signs or other signs or advertising posters of any kind shall be maintained or permitted on any portion of the Submitted Property without the express prior written permission of the Board of Directors, and the approval of signs and posters shall be upon such conditions as may from time to time be determined by the Board of Directors. Notwithstanding the foregoing, the provisions of this Section shall not apply to any signs maintained on the Submitted Property by Declarant, its agents, representatives or assigns, during the period that Declarant has any Condominium Unit for sale, or to any notice or other advertisement posted on any community bulletin board by an Owner or his licensed real estate broker or agent or to a "For Sale" sign posted by a Mortgagee who becomes the Owner as purchaser at a Foreclosure sale conducted with respect to a Mortgage or as transferee pursuant to any proceeding in lieu thereof, subject to reasonable rules and regulations established by the Board of Directors with respect to such "For Sale" sign.

10.5 Pets. No animals or birds, other than a reasonable number of generally recognized house pets, shall be kept or maintained on any portion of the Submitted Property and then only if they are kept or maintained solely as domestic pets and not for commercial purposes. No pet shall be allowed to make an unreasonable amount of noise or to become a nuisance. No structure for the care, housing or confinement of any pet shall be constructed or maintained on any part of the Common Areas and Facilities or Limited Common Areas and Facilities. Pets shall be under leash when walked or exercised in any portion of the Common Areas and Facilities. No pets shall be permitted to leave its droppings on any portion of the Common Areas and Facilities; and the Owner of such pet shall immediately remove the droppings. Upon the written request of any Owner, the Board of Directors may conclusively determine, in its sole and absolute discretion, whether, for the purposes of this Section, a particular pet is permitted or such pet is a nuisance and shall have the right to require the Owner of a particular pet to remove such pet from the Condominium if such pet is found to be a nuisance or to be in violation of these restrictions.

10.6 Use of Common Areas and Facilities. The use and enjoyment of the Common Areas and Facilities by the Owners and their Occupants shall be subject to such reasonable rules and regulations as may be made and amended from time to time in accordance with Section 7.5 of this Declaration. This Section is for the mutual benefit of all Owners and is necessary for the protection of all Owners.

10.7 Antennas. No antenna or other device for the transmission or reception of television signals, radio signals or any form of electromagnetic wave or radiation shall be erected, used or maintained outdoors on any portion of the Submitted Property, whether attached to a building or structure or otherwise; provided, however, that Declarant and the Association shall have the right to erect, construct and maintain such devices.

10.8 Motor Vehicles, Trailers, Boats, etc. Automobiles shall be operated and parked only upon those portions of the Common Areas and Facilities designated for such purpose on the Plat, Plans or by the Board of Directors. Other motor vehicles, including, without limitation, mobile homes, motor homes, truck campers, trailers of any kind and boats, shall be kept, placed, stored, parked, maintained or operated only upon those portions of the Submitted Property, if any, designated specifically for such purpose by the Board of Directors. Further, although not expressly prohibited hereby, the Board of Directors may prohibit mobile homes, motor homes, truck campers, trailers of any kind, motorcycles, motor scooters, motorized bicycles, mopeds, motorized go-carts and other such contrivances, or any of them, from being kept, placed, stored, maintained or operated upon any portion of the Submitted Property if in the opinion of the Board of Directors such prohibition shall be in the best interests of the Condominium.

10.9 Nuisances. No rubbish or debris of any kind shall be dumped, placed or permitted to accumulate upon any portion of the Submitted Property, except in containers specially designated for such purpose, nor shall any odors, be permitted, so as to render any portion of the Submitted Property unsanitary, unsightly, offensive or detrimental to persons using or occupying other portions of the Submitted Property. No nuisance shall be permitted to exist or operate upon any portion of the Submitted Property so as to be offensive or detrimental to persons using or occupying other portions of the Submitted Property. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices, except security devices used exclusively for security purposes, shall be located, used or placed on the Submitted Property.

10.10 Prohibited Activities. Noxious or offensive activities shall not be carried on in any Unit or in any part of the Common Areas and Facilities. Each Owner and Occupant shall refrain from any act or use of his Unit or the Common Areas and Facilities which could reasonably cause embarrassment, discomfort, annoyance or nuisance to the other Owners and Occupants, or which could result in the cancellation of insurance on any Unit or any portion of the Common Areas and Facilities, or which would be in violation of any law or governmental code or regulation. The pursuit of hobbies or other activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices, which might tend to cause disorderly, unsightly or unkempt conditions, shall not be pursued or undertaken on any portion of the Submitted Property.

10.11 Governmental Regulations. All governmental building codes, health regulations, zoning restrictions and the like applicable to the Submitted Property shall be observed. In the event of any conflict between any provision of any such governmental code, regulation or restriction and any provision of this Declaration, the more restrictive provisions shall apply.

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10.12 Exterior Appearance. To provide a neat, attractive and harmonious appearance throughout the Condominium, no awnings, shades, screens or other item shall be attached to, hung or used on the exterior of any window of a Unit without the prior written consent of the Board of Directors or an architectural committee appointed by the Board of Directors. Further, no foil or other reflective material shall be used on any windows for sun screens, blinds, shades or any other purpose. Unless otherwise approved by the Board of Directors, all shades, drapery linings and other window treatments visible from the exterior of a Unit on any window or door shall be white or off-white. Outside clotheslines or other outside facilities for drying or airing clothes are specifically prohibited and shall not be erected, placed or maintained on any portion of the Submitted Property, nor shall any clothing, rugs or any other item be hung on any exterior railing.

10.13 Sale Period. Notwithstanding any provisions contained in this Declaration to the contrary, during the period of the sale of the Condominium Units it shall be expressly permissible for Declarant, its contractors, agents, employees, assigns and representatives, to maintain and carry on, upon such portion of the Submitted Property as Declarant may deem necessary, such facilities and activities as in the sole opinion of Declarant may be reasonably required, convenient or incidental to the completion and sale of the Condominium Units, including, but without limitation, business offices, signs, model Units and sales offices. The right to maintain and carry on such facilities and activities shall include specifically the right to use the parking facilities on the Submitted Property for such purposes and to use any Units owned by Declarant as model Units and as offices for the sale of the Condominium Units and related activities, such Units being located and described as provided herein and in the other Condominium Instruments.

10.14 Sale or Leasing. The following provisions shall apply to sales or leases of Condominium Units.

10.14.1 The right of any Owner, including Declarant, to sell, transfer, convey, mortgage, encumber or pledge the Condominium Unit owned by such Owner shall not be subject to any right of first refusal or any similar restriction in favor of the Association or any other Owner.

10.14.2 No Owner may Lease his Condominium Unit for transient or hotel purposes. All Leases shall be in writing on a standard lease form prescribed by the Board with a minimum term of at least three months. Any Lease shall be subject in all respects to the provisions of the Condominium Instruments and the rules and regulations of the Association; any failure by the lessee to comply with the terms of such Condominium Instruments shall be a default under the Lease, and any Lease shall so provide. In the event of non-compliance by any tenant of a Condominium Unit with the terms of the Condominium Instruments, the Board of Directors shall have the right to require the Owner or lessee of such Condominium Unit to terminate such

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Lease because of such default and to levy a charge or fine against the Owner of such Condominium Unit for such non-compliance.

10.14.3 Any of the foregoing provisions of this Section which may be construed to the contrary notwithstanding, the Lease by Declarant of any Condominium Unit owned by Declarant or the Lease by a Mortgagee who becomes the Owner of a Condominium Unit at a Foreclosure sale conducted with respect to the Mortgage on such Condominium Unit or as transferee pursuant to any proceeding in lieu thereof, so long as such Condominium Unit is owned by such person, shall not be subject to the provisions of this Section except that the occupancy of any Condominium Unit by any lessee of such person shall be otherwise subject to the provisions of the Condominium Instruments and the rules and regulations of the Association.

ARTICLE 11

GENERAL PROVISIONS

11.1 Amendment. This Declaration may be amended at any time and from time to time by the affirmative Vote of Owners having at least two-thirds (2/3rds) of the total Vote of the Association; provided, however, that during such time as Declarant has the right to appoint and remove members of the Board of Directors and Officers pursuant to Section 7.2 such amendment shall require the agreement of both Declarant and Owners to which two-thirds (2/3rds) of the Votes in the Association appertain, exclusive of any Vote or Votes appertaining to any Condominium Unit or Units then owned by Declarant. So long as the same shall not (a) adversely affect the title to any Condominium Unit, (b) change the percentage of undivided ownership interest in and to the Common Areas and Facilities appurtenant to any Condominium Unit, (c) materially alter or change any Owner's right to the use and enjoyment of his Unit or the Common Areas and Facilities as set forth in this Declaration, or (d) otherwise make any material change in this Declaration, each Owner agrees that, if requested to do so, such Owner will consent to the amendment of the Condominium Instruments, (i) if such amendment is necessary to bring any provision hereof or thereof into compliance or conformity with, or remove any conflict or inconsistency with, the provisions of any applicable governmental statute, rule, regulation, including without limitation the provisions of the Act, or judicial determination which shall be in conflict therewith, (ii) if such amendment is required by the governmental statutes, laws, rules or regulations applicable to or promulgated by a governmental lender or purchaser of mortgage loans, including, for example, the Federal National Mortgage Association, Federal Home Loan Mortgage Corporation, Veterans Administration or Federal Housing Administration, to enable such lender or purchaser to make or purchase mortgage loans on any Condominium Unit, or (iii) if any such amendment is necessary to enable any governmental agency to insure mortgage loans on the Condominium Units based on the statutes, laws, rules or regulations applicable to or promulgated by such agency. Except as expressly permitted or required by the Act and this Declaration, any amendment to this Declaration which would change the boundaries of any Unit, the undi-

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vided interest in the Common Areas and Facilities, the number of Votes in the Association or the liability for Common Expenses appertaining to any Condominium Unit shall be approved in writing by all Owners and all holders of all Mortgages encumbering the Condominium Units. Any provision in this Declaration which may be construed to the contrary notwithstanding, any amendment to this Declaration, which would change, alter, modify or rescind any right, title, interest or privilege herein expressly granted to any Mortgagee shall require the prior written approval of such Mortgagee. Amendments to this Declaration or the other Condominium Instruments may be proposed by Declarant, by the Board of Directors, or by petition signed by Owners having at least thirty percent (30%) of the total Votes of the Association. Agreement of the required majority of Owners to any amendment of the Condominium Instruments shall be evidenced by their execution of the amendment. Any such amendment of the Condominium Instruments, including this Declaration, shall become effective only when recorded or at such later date as may be specified in the amendment itself. The written consent of any Mortgagee required with respect to such amendment shall also be recorded with such amendment.

11.2 Eminent Domain. In the event that all or part of the Submitted Property shall be taken by any authority having the power of eminent domain, the allocation of the award for such condemnation and all related matters, such as the reallocation of undivided interests in the Common Areas and Facilities, liabilities for Assessments and Votes, shall be handled as follows:

11.2.1 If any Unit or portion thereof or the Common Areas and Facilities or any portion thereof is made the subject matter of any condemnation or eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, then the holder of any First Mortgage on a Condominium Unit will be entitled to timely written notice of any such proceeding or proposed acquisition, and no provision of this Declaration or of any other Condominium Instrument establishing the Condominium will entitle the Owner or other person to priority over any Mortgagee with respect to the distribution of the proceeds of any award or settlement relating to such Condominium Unit.

11.2.2 In the event all or any part of the Submitted Property shall be taken in condemnation or by eminent domain, each Owner hereby grants an irrevocable power of attorney to the Association to represent such Owner in any and all condemnation proceedings, negotiations, settlements and agreements with the condemning authority. The award for such taking shall be payable to the Association for the use and benefit of the Owners and their respective Mortgagees as their interest may appear and shall be disbursed by the Board as hereinafter provided.

11.2.3 If the taking is confined to the Common Areas and Facilities, the Board of Directors shall arrange for restoration of the remaining Common Areas and Facilities and the Board of Directors shall disburse the proceeds of the condemnation award in the same manner as required

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for the disbursement of insurance proceeds where damage or destruction to the Common Areas and Facilities is to be repaired or reconstructed, as provided in Article 9 hereof.

11.2.4 If the taking includes any part of a Unit, whether or not there is included in the taking any part of the Common Areas and Facilities, such taking shall be deemed to be and shall be treated as damage or destruction which shall not be repaired or reconstructed as provided in Article 9 hereof, whereupon:

(i) The Board of Directors, using the proceeds of such condemnation award, shall acquire, on behalf of the remaining Owners, the Condominium Unit or Units of the Owner or Owners whose Condominium Unit or Units have been taken in whole or in part, at a price equal to the fair market value of such Condominium Unit or Units as of the date immediately preceding the condemnation thereof. Such price shall be determined by Majority vote of three (3) appraisers, one of whom shall be selected by the Owner or Owners affected, one of whom shall be selected by the Board of Directors and the third of whom shall be selected by the two (2) appraisers so selected. All appraisers so selected shall be members of the American Institute of Real Estate Appraisers (or any successor association or body of comparable standing if such institute is not then in existence), disinterested, have at least ten (10) years experience in the appraisal of real estate, be familiar with property values in the metropolitan Chapel Hill, North Carolina area, and have reasonable experience in the appraisal of Condominium Units.

(ii) After acquisition of the Condominium Unit or Units as aforesaid, the undivided interest in the Common Areas and Facilities, Votes in the Association and share of liability for Common Expenses appertaining to such Condominium Units shall thenceforth appertain to the remaining Condominium Units on the basis of an equal share per Unit. The method of distributing the remainder of the condemnation award, if any, shall be determined by the Board of Directors.

11.3 Rights of Third Parties. This Declaration shall be recorded pursuant to the provisions of the Act for the benefit of Declarant, the Owners and their Mortgagees as herein provided, and by such recording, no adjoining property owner or other person shall have any right, title or interest whatsoever in the Condominium or in the operation or continuation thereof or in the enforcement of any of the provisions hereof, and, subject to the rights of Declarant and such Mortgagees as herein provided, the Owners shall have the right to cancel, extend, modify, amend or otherwise change the provision of this Declaration without the consent, permission or approval of any adjoining owner or third person.

11.4 Termination. The Common Areas and Facilities shall remain undivided, and unless the Condominium form of ownership hereby established is terminated in accordance with Section 47A-16 of the Act, no Owner nor any other person shall bring any action for partition or division of the whole

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or any part of any Condominium Unit or of the whole or any part of the Common Areas and Facilities. This provision is in addition to, and not in lieu of, Section 47A-7 of the Act. The Condominium may be terminated or abandoned only by the agreement of all Owners, provided that all holders of Mortgages encumbering the Condominium Units consent thereto and agree in accordance with Section 47A-16 of the Act.

11.5 Enforcement. Each Owner shall comply strictly with the provisions of the Condominium Instruments and rules and regulations of the Association. In the event of a violation or breach, or threatened violation or breach, of any of the same, the Association or, in a proper case, any aggrieved Owner or Owners, jointly and severally, shall have the right to proceed at law or in equity to compel compliance therewith or to prevent a threatened violation or breach thereof. In addition to all other remedies, the Association, or a duly authorized agent thereof, shall have the right to enter upon any portion of the Common Areas and Facilities, including any Limited Common Areas and Facilities, where a violation exists and, at the expense of the violating Owner, abate or remove any erection, thing or condition that may be or exist contrary to the intent and meaning of the Condominium Instruments or rules and regulations, if after notice and hearing as set forth in the Bylaws, it shall not have been corrected by such Owner. Neither the Association, nor its agents, shall be deemed guilty or liable for any manner of trespass for such entry, abatement or removal. Should the Association employ legal counsel to enforce any of the foregoing or any other rights or remedies of the Association, all costs incurred in such enforcement, including a reasonable fee for counsel, shall be paid by the violating Owner. Inasmuch as the enforcement of the provisions of the Condominium Instruments and rules and regulations is essential for the protection of present and future Owners, it is hereby declared that any breach thereof cannot be adequately compensated by recovery of damages, and that the Association or, in any proper case, any aggrieved Owner or Owners, in addition to all other remedies, may require and shall be entitled to the remedy by injunction to restrain any such violation or breach or threatened violation or breach. No delay, failure or omission on the part of the Association or any aggrieved Owner or Owners in exercising any right, power or remedy herein provided shall be construed as an acquiescence thereto or shall be deemed a waiver of the right to do so thereafter as to the same violation or breach, or as to a violation or breach occurring prior or subsequent thereto, and shall not bar or affect its enforcement. No right of action shall accrue nor shall any action be brought or maintained by anyone whatsoever against the Association or its Officers or Directors for or on account of any failure to bring any action on account of any violation or breach, or threatened violation or breach, of the provisions and regulations, however long continued, or for the imposing of provisions which may be unenforceable.

11.6 Exhibits. All exhibits referred to in and attached to this Declaration or any other Condominium Instrument are hereby incorporated in this Declaration or such other Condominium Instrument in full by this reference.

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11.7 Duration. Unless the Condominium is terminated as herein otherwise provided, the provisions of this Declaration shall run with and bind the land, shall be binding upon and inure to the benefit of all Owners and Mortgagees, their heirs, executors, legal representatives, successors and assigns, and shall be and remain in effect perpetually to the extent permitted by North Carolina law.

11.8 Interpretation. In all cases, the provisions set forth or provided for in this Declaration shall be construed together and given that interpretation or construction which, in the opinion of Declarant or the Board of Directors, will best effect the intent of the general plan of the Condominium. The provisions hereof shall be liberally interpreted, and if necessary, they shall be so extended or enlarged by implication as to make them fully effective. The effective date of this Declaration shall be the date it is filed for record. In the event of any conflicts or inconsistencies between the Act, this Declaration or the Bylaws, the terms and provisions of the Act and this Declaration, in that order, shall prevail.

11.9 Gender and Grammar. The singular wherever used herein shall be construed to mean the plural when applicable, and the necessary grammatical changes required to make the provisions hereof apply either to corporations or other entities or to individuals, men or women, shall in all cases be assumed as though in each case fully expressed.

11.10 Rights of Mortgagees and Unit Owners. In addition to the rights of Mortgagees elsewhere provided, each Mortgagee and each Unit Owner shall: (a) be entitled to written notice from the Association of any default by an Owner in the performance of his obligations under the Condominium Instruments which is not cured within sixty (60) days specifically including any delinquency in payment of an Assessment; (b) be entitled to receive notice of and to designate a representative to attend and observe all meetings of Owners, but not meetings of the Board of Directors; (c) be entitled to receive written notice of any condemnation loss or any casualty loss which affects a material portion of the Condominium or any Unit on which a Mortgagee holds a Mortgage; (d) be entitled to receive thirty (30) days prior written notice of any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association; (e) be entitled to receive written notice of any proposed action which would require the consent of a specified percentage of the Mortgagees; and (f) be furnished copies of annual financial reports within 120 days after the end of the Association's fiscal year; provided, however, that such Owner or Mortgagee shall first file with the Association a written request (setting forth the name of such Owner or Mortgagee and the Unit Designation of the Unit with respect to which such request is made) that notices of default, notices of meetings and copies of financial reports be sent to a named agent or representative of the Mortgagee or Owner at an address stated in such notice. Further, each Mortgagee and Unit Owner shall, upon request, be entitled to inspect the books, records and financial statements of the Association (including the Condominium Instruments

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and other documents) during normal business hours. Any First Mortgagee shall, upon written request, be entitled to an audited financial statement of the Association for the immediately preceding fiscal year, free of charge to the First Mortgagee so requesting it.

11.11 Severability. Whenever possible, each provision of this Declaration shall be interpreted in such manner as to be effective and valid, but if the application of any provision of this Declaration to any person or to any property shall be prohibited or held invalid, such prohibition or invalidity shall not affect any other provision or the application of any provision which can be given effect without the invalid provision or application, and to this end the provisions of this Declaration are declared to be severable.

11.12 Captions. The captions of each Article and Section hereof as to its contents are inserted only for convenience and are in no way to be construed as defining, extending or otherwise modifying or adding to the particular Article or Section.

11.13 Restrictions on Other Actions. Notwithstanding anything to the contrary contained in the Condominium Instruments, except as provided by the Act in case of substantial loss to the Units or termination and as provided herein in the case of condemnation, termination, partition or in the case of substantial loss to the Common Areas and Facilities, unless at least two-thirds (2/3's) of the First Mortgagees (based upon one vote for each First Mortgage owned) and Owners (other than the Declarant) of the Condominium Units have given their prior written approval, neither the Association nor the Owners shall be entitled to:

11.13.1 Except for special assessments levied pursuant to Section 6.3 hereof, and except for the distribution of hazard insurance proceeds pursuant to paragraph 9.3.2 hereof, change the prorata interest or obligations of any Condominium Unit for the purpose of: (i) levying Assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards, or (ii) determining the prorata share of ownership of each Condominium Unit in the Common Areas and Facilities.

11.13.2 By act or omission, seek to encumber, sell or transfer the Common Areas and Facilities, except in the case of reassignment of Limited Common Areas and Facilities pursuant to Section 3.5 hereof (neither the granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Areas and Facilities by the Condominium nor the transfer, sale or encumbrance of an undivided interest in the Common Areas and Facilities, as an appurtenance to a Unit, shall be deemed a transfer within the meaning of this subparagraph).

11.13.3 Use hazard insurance proceeds for losses to any part of the Submitted Property (whether to Units or to Common Areas and Facilities) for other than the repair, replacement or reconstruction of such Submitted Property.

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Notwithstanding anything to the contrary contained in the Condominium Instruments, the provisions of this Section may be amended only by the Vote of Owners having at least two-thirds (2/3rds) of the total Vote of the Association and at least two thirds (2/3rds) of the First Mortgagees (based on one vote for each First Mortgage); provided, however, that during such time as Declarant owns any Concominium Unit, such amendment shall require the agreement of Declarant, Owners to which two thirds (2/3rds) of the Votes in the Association appertain, exclusive of any Vote or Votes appertaining to any Condominium Unit or Units then owned by Declarant, and the First Mortgagees as aforesaid.

11.14 Person to Receive Service of Process. Thomas L. Gipson is designated as the registered agent of the Association in the Articles of Incorporation and therefore shall receive service of process in any action which may be brought against or in relation to the Condominium as agent therefor. His address for such purpose is 7340 Six Forks Road, Raleigh, Wake County, North Carolina 27609.

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

THOMAS GIPSON & CO., a North Carolina corporation

By: Thomas L. Gipson
Thomas L. Gipson, President

Attest: Cindy Staunton
CINDY STAUNTON - ASST. Secretary

NORTH CAROLINA, Wake COUNTY.

I, a Notary Public of the County and State aforesaid, certify that Cindy Staunton personally came before me this day and acknowledged that Asst Secretary of Thomas Gipson & Co., 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 its President, sealed with its corporate seal and attested by her as its Asst Secretary. Witness my hand and official stamp or seal, this 13th day of August, 1985.

David R. Sheahan
NOTARY PUBLIC

My commission expires: 3/15/89

NORTH CAROLINA - WAKE COUNTY

The foregoing certificate of David R. Sheahan

Notary (lines) 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

James A. Johnson
Asst. Deputy Register of Deeds

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EXHIBIT A
TO
DECLARATION OF CONDOMINIUM
DESCRIPTION OF SUBMITTED PROPERTY

All those certain tracts or parcels located in Raleigh Township, Wake County, North Carolina, and being more particularly described as follows:

SECTION ONE

BEGINNING at a point located in the western margin of the right-of-way of Windy Hill Drive, such point being just north of the intersection of Windy Hill Drive and Pointer Drive, running thence along the arc of a curve running in a clockwise direction having a radius of 25.00 feet, an arc distance of 39.26 feet to a point; running thence North 85° 22' 30" West 207.26 feet to a point; running thence along the arc of a curve running in a clockwise direction having a radius of 278.51 feet, an arc distance of 320.38 feet to a point; running thence North 19° 27' 56" West 82.33 feet to a point; running thence along the arc of a curve running in a clockwise direction having a radius of 25.00 feet, an arc distance of 35.32 feet to a point; running thence along the arc of a curve in a counter-clockwise direction having a radius of 325.88 feet, an arc distance of 114.99 feet to a point; running thence South 48° 44' 24" East 66.24 feet to a point; running thence North 89° 52' 01" East 50.00 feet to a point; running thence South 00° 08' 00" East 25.00 feet to a point; running thence North 89° 52' 01" East 35.72 feet to a point; running thence South 00° 08' 00" East 6.01 feet to a point; running thence North 89° 52' 01" East 40.91 feet to a point; running thence South 00° 05' 00" East 7.55 feet to a point; running thence North 89° 52' 01" East 20.40 feet to a point; running thence North 00° 05' 00" West 12.68 feet to a point; running thence North 89° 52' 01" East 50.89 feet to a point; running thence North 00° 08' 00" West 0.88 feet to a point; running thence North 89° 52' 08" East 20.96 feet to a point; running thence North 00° 03' 45" East 31.53 feet to a point; running thence North 38° 36' 11" East 22.29 feet to a point; running thence North 89° 52' 08" East 62.52 feet to a point; running thence South 44° 59' 26" East 26.28 feet to a point; running thence South 00° 08' 00" East 133.82 feet to a point; running thence North 89° 52' 01" East 72.68 feet to a point; running thence along the arc of a curve running in a counter-clockwise direction with a radius of 387.38 feet, an arc distance of 129.48 feet to a point; running thence South 04° 39' 18" West 61.90 feet to a point, the point and place of BEGINNING, and being all of Section One, Sweetbriar Condominiums, as shown in Condominium File 88, Page 1, Wake County Registry.

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EXHIBIT A
(CONTINUED)

SECTION TWO

BEGINNING at a point in the western margin of the right-of-way of Windy Hill Drive, such point being located North 28° 38' 08" East 254.57 feet from the northeastern corner of Section One, Sweetbriar Condominiums as set forth above, running thence South 89° 52' 00" West 192.04 feet to a point; running thence North 34° 54' 00" West 17.59 feet to a point; running thence North 46° 27' 29" West 33.37 feet to a point; running thence North 48° 58' 29" West 15.12 feet to a point; running thence North 00° 08' 00" West 201.22 feet to a point; running thence North 89° 52' 01" East 50.00 feet to a point; running thence North 00° 08' 00" West 70.00 feet to a point; running thence North 89° 52' 01" East 175.13 feet to a point; running thence South 06° 50' 00" East 198.43 feet to a point; running thence along the arc of a curve in a clockwise direction having a radius of 301.01 feet, an arc distance of 122.91 feet to a point, the point and place of BEGINNING, and being all of Section Two, Sweetbriar Condominiums, as shown in Condominium File 88, Page 1, Wake County Registry.

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EXHIBIT B

TO

DECLARATION OF CONDOMINIUM
SCHEDULE OF UNIT INFORMATION

This exhibit sets forth for each Condominium Unit its Identifying Number, Size, and undivided interest in the Common Areas and Facilities, weight of the Vote in the Association, and share of liability for Common Expenses.

<u>Unit Identifying Number</u>	<u>Size</u>	<u>Percentage of Common Areas and Facilities, Vote and Common Expenses</u>
5151-101	1134 sq. ft.	2.083
5151-102	1134	2.083
5151-201	1134	2.083
5151-202	1134	2.083
5155-101	1134	2.083
5155-102	1134	2.083
5155-201	1134	2.083
5155-202	1134	2.083
5159-101	1134	2.083
5159-102	1134	2.083
5159-201	1134	2.083
5159-202	1134	2.083
5163-101	1134	2.083
5163-102	1134	2.083
5163-201	1134	2.083
5163-202	1134	2.083
5800-101	1134	2.083
5800-102	1134	2.083
5800-201	1134	2.083
5800-202	1134	2.083
5804-101	1134	2.083
5804-102	1134	2.083
5804-201	1134	2.083
5804-202	1134	2.083
5808-101	1134	2.083
5808-102	1134	2.083
5808-201	1134	2.083
5808-202	1134	2.083
5812-101	1134	2.083
5812-102	1134	2.083
5812-201	1134	2.083
5812-202	1134	2.083
5816-101	1134	2.083
5816-102	1134	2.083
5816-201	1134	2.083
5816-202	1134	2.083
5820-101	1134	2.083
5820-102	1134	2.083
5820-201	1134	2.083
5820-202	1134	2.083

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EXHIBIT B
(CONTINUED)

Unit Identifying Number	Size	Percentage of Common Areas and Facilities, Vote and Common Expenses
5824-101	1134 sq. ft.	2.083
5824-102	1134	2.083
5824-201	1134	2.083
5824-202	1134	2.083
5828-101	1134	2.083
5828-102	1134	2.083
5828-201	1134	2.083
5828-202	1134	2.083

.99.984 = 100.00% rounded

For information, the first four digits of each Unit Identifying Number indicate the building in which such Unit is located, while if the last three digits are 101 or 102 it indicates that such Unit is a lower or first floor Unit and 201 or 202 indicates that such Unit is a upper or second floor Unit.

State of North Carolina



EXHIBIT C TO
DECLARATION OF CONDOMINIUM

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Department
of the
Secretary of State

To all to whom these presents shall come, Greeting:

I, Thad Eure, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached (, sheets) to be a true copy of

ARTICLES OF INCORPORATION

OF

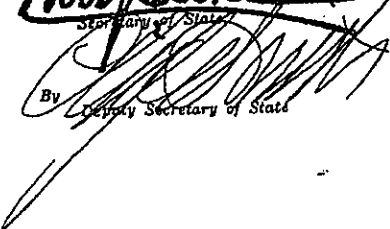
SWEETBRIAR CONDOMINIUM ASSOCIATION, INC.

and the probates thereon, the original of which was filed in this office on the 12th day of August 19⁸⁵, after having been found to conform to law.

In Witness Whereof, I have hereunto set my hand and affixed my official seal.

Done in Office, at Raleigh, this 12th day of August in the year of our Lord 19⁸⁵.




Secretary of State
By 
Deputy Secretary of State

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This instrument prepared by and return
to: William W. Bunch, III, Jordan,
Brown, Price & Wall, Suite 210,
N.C. Federal Building, 4900 Falls of
Neuse Road, Raleigh, N.C. 27609

ARTICLES OF INCORPORATION

OF

SWEETBRIAR CONDOMINIUM ASSOCIATION, INC.

DOCUMENT #363492
DATE 08/12/85 TIME 13:02

The undersigned, being of the age of eighteen years or more, does
hereby make and acknowledge these Articles of Incorporation for the purpose
of forming a nonprofit corporation under and by virtue of the laws of
State of North Carolina.

FILED
THAD EURE
SECRETARY OF STATE
NORTH CAROLINA

ARTICLE I

NAME

The name of the corporation is SWEETBRIAR CONDOMINIUM ASSOCIATION,
INC., hereafter called the "Association".

ARTICLE II

DURATION

The Association's period of duration shall be concurrent with the
period during which that certain Declaration of Condominium for Sweetbriar
Condominium which shall be recorded in the Wake County Registry
(hereinafter referred to as the "Declaration") shall affect or restrict the
use of the Submitted Property described therein or until the Association
shall be sooner terminated pursuant to these Articles. The Submitted
Property is described on Exhibit A hereto which is incorporated herein by
this reference. All definitions set forth in Article I of the Declaration
shall have the same meanings as set forth therein in these Articles of
Incorporation.

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ARTICLE III

REGISTERED OFFICE AND AGENT

The address of the initial registered office of the Association is 7340 Six Forks Road, Raleigh, Wake County, North Carolina 27609. The name of the initial registered agent at that address is Thomas L. Gipson.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, management, preservation and architectural control of the Submitted Property, as it may exist from time to time, which is subject to the Declaration and to promote the health, safety and welfare of the Owners within the Submitted Property, as it may exist from time to time, and to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration and as the same may be amended from time to time as therein provided:

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association.

(c) acquire (by gift, purchase or otherwise), own, hold, improve,

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build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, and, with the assent of two-thirds (2/3rds) of the Owners and Mortgagees, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the Common Areas and Facilities to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Owners, but no such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3rds) of the Owners and First Mortgagees, agreeing to such dedication, sale or transfer (neither the granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Areas and Facilities by the Condominium nor the transfer, sale or encumbrance of an undivided interest in the Common Areas and Facilities, as an appurtenance to a Unit, shall be deemed a dedication, sale or transfer within the meaning of this subparagraph);

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided that any such merger or consolidation shall be effected as provided in the Declaration;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the North Carolina Nonprofit Corporation Act, N.C.G.S. §55A-1, et. seq., by law may now or hereafter have or exercise.

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The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration.

ARTICLE V

NONPROFIT ASSOCIATION

No part of the net earnings of the Association shall inure to the benefit of any Officer, Director or member of the Association. All funds and property acquired by the Association and the proceeds therefrom shall be held only for the benefit of the members of the Association in accordance with the provisions of the Declaration.

ARTICLE VI

MEMBERSHIP

Every person or entity who is a record Owner of a fee or undivided fee interest in any Condominium Unit shall be a member of the Association and no other persons shall be entitled to membership in the Association. The foregoing is not intended to include persons or entities who hold an interest in any Condominium Unit merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Condominium Unit which is subject to Assessment by the Association.

ARTICLE VII

BOARD OF DIRECTORS

During the Declarant Control Period the affairs of this Association shall be managed by a Board of three (3) Directors, who need not be Unit Owners. After the expiration of the Declarant Control Period, the Board shall consist of five (5) Directors who must each be a Unit Owner. The

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number of directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of the initial directors until the selection of their successors at the first meeting of the Association are:

DIRECTOR

ADDRESS

Thomas L. Gipson

7340 Six Forks Road
Raleigh, North Carolina 27609

T. Glenn Davis

7340 Six Forks Road
Raleigh, North Carolina 27609

William W. Bunch, III

Suite 210, N.C. Federal Building
4900 Falls of Neuse Road
Raleigh, North Carolina 27609

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3rds) of the Owners and First Mortgagees. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

AMENDMENTS

Amendment of these Articles of Incorporation shall be in the same manner in which the Declaration may be amended.

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ARTICLE X

INCORPORATOR

The name and address of the incorporator of the Association is:
William W. Bunch, III, Suite 210, N.C. Federal Building, 4900 Falls of
Neuse Road, Raleigh, North Carolina 27609.

IN WITNESS WHEREOF, I have set my hand and seal this the 17th day of
August, 1985.

William W. Bunch, III (SEAL)
William W. Bunch, III

STATE OF NORTH CAROLINA
COUNTY OF Alamance

THIS IS TO CERTIFY that on the 17th day of August, 1985,
before me, a Notary Public, personally appeared William W. Bunch, III, who
I know to be the person named in and who executed the foregoing Articles of
Incorporation of ~~Chancellor Square Condominium Association, Inc.~~, a cor-
poration not for profit, and I have first made known to him the contents
thereof, he did acknowledge that he signed and delivered the same as his
voluntary act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal this
the 17th day of August, 1985.

Cynthia B. Dunt
NOTARY PUBLIC

My commission expires: 1/3/87

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EXHIBIT A

All those certain tracts or parcels located in Raleigh Township, Wake County, North Carolina, and being more particularly described as follows:

SECTION ONE

BEGINNING at a point located in the western margin of the right-of-way of Windy Hill Drive, such point being just north of the intersection of Windy Hill Drive and Pointer Drive, running thence along the arc of a curve running in a clockwise direction having a radius of 25.00 feet, an arc distance of 39.26 feet to a point; running thence North 85° 22' 30" West 207.26 feet to a point; running thence along the arc of a curve running in a clockwise direction having a radius of 278.51 feet, an arc distance of 320.38 feet to a point; running thence North 19° 27' 56" West 82.33 feet to a point; running thence along the arc of a curve running in a clockwise direction having a radius of 25.00 feet, an arc distance of 35.32 feet to a point; running thence along the arc of a curve in a counter-clockwise direction having a radius of 325.88 feet, an arc distance of 114.99 feet to a point; running thence South 48° 44' 24" East 66.24 feet to a point; running thence North 89° 52' 01" East 50.00 feet to a point; running thence South 00° 08' 00" East 25.00 feet to a point; running thence North 89° 52' 01" East 35.72 feet to a point; running thence South 00° 08' 00" East 6.01 feet to a point; running thence North 89° 52' 01" East 40.91 feet to a point; running thence South 00° 05' 00" East 7.55 feet to a point; running thence North 89° 52' 01" East 20.40 feet to a point; running thence North 00° 05' 00" West 12.68 feet to a point; running thence North 89° 52' 01" East 50.89 feet to a point; running thence North 00° 08' 00" West 0.88 feet to a point; running thence North 89° 52' 08" East 20.96 feet to a point; running thence North 00° 03' 45" East 31.53 feet to a point; running thence North 38° 36' 11" East 22.29 feet to a point; running thence North 89° 52' 08" East 62.52 feet to a point; running thence South 44° 59' 26" East 26.28 feet to a point; running thence South 00° 08' 00" East 133.82 feet to a point; running thence North 89° 52' 01" East 72.68 feet to a point; running thence along the arc of a curve running in a counter-clockwise direction with a radius of 387.38 feet, an arc distance of 129.48 feet to a point; running thence South 04° 39' 18" West 61.90 feet to a point, the point and place of BEGINNING, and being all of Section One, Sweetbriar Condominiums.

SECTION TWO

BEGINNING at a point in the western margin of the right-of-way of Windy Hill Drive, such point being located North 28° 38' 08" East 254.57 feet from the northeastern corner of Section One, Sweetbriar Condominiums as set forth above, running thence South 89° 52' 00" West 192.04 feet to a point; running thence North 34° 54' 00" West 17.59 feet to a point; running thence North 46° 27' 29" West 33.37 feet to a point; running thence North 48° 58' 29" West 15.12 feet to a point; running thence North 00° 08' 00" West 201.22 feet to a point; running thence North 89° 52' 01" East 50.00 feet to a point; running thence North 00° 08' 00" West 70.00 feet to a point; running thence North 89° 52' 01" East 175.13 feet to a point; running thence South 06° 50' 00" East 198.43 feet to a point; running thence along the arc of a curve in a clockwise direction having a radius of 301.01 feet, an arc distance of 122.91 feet to a point, the point and place of BEGINNING, and being all of Section Two, Sweetbriar Condominiums.

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EXHIBIT "D" TO
DECLARATION OF CONDOMINIUM

BYLAWS

OF

SWEETBRIAR CONDOMINIUM ASSOCIATION, INC.

a North Carolina Nonprofit Corporation

THE UNIT OWNERS ASSOCIATION

OF

SWEETBRIAR CONDOMINIUM

in Wake County, North Carolina

Adopted August 13, 1985

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BYLAWS

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BYLAWS
OF
SWEETBRIAR CONDOMINIUM ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION

The name of the corporation is Sweetbriar Condominium Association, Inc. The principal office of the corporation shall be located at 7340 Six Forks Road, Raleigh, North Carolina 27609, but meetings of Unit Owners and Directors may be held at such places within the State of North Carolina, County of Orange, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

Section 2.1 "Declaration" shall mean that certain Declaration of Condominium for Sweetbriar Condominium recorded in Book 3535 Page 9, Wake County Registry.

Section 2.2 The terms defined in Article I of the Declaration shall have the same meanings as set forth therein in these Bylaws.

ARTICLE III

MEMBERSHIP

An Owner of a Condominium Unit shall automatically become a member of the Association upon taking title to the Condominium Unit and shall remain a member for the entire period of ownership. If title to a Condominium Unit is held by more than one person, the membership shall be shared in the same proportion as the title, but there shall be only one membership per Condominium Unit. Membership does not include a Mortgagee, and the giving of a Mortgage shall not terminate the Unit Owner's membership. Membership shall be appurtenant to the Condominium Unit to which it appertains, shall be transferred automatically by conveyance of that Condominium Unit, and may be transferred only in connection with the conveyance of title of that Condominium Unit.

ARTICLE IV

MEETINGS OF UNIT OWNERS

Section 4.1 Annual Meeting. The annual meeting of the Unit Owners shall be held on the second Monday in October of each year at the hour of 7:00 o'clock P.M., Eastern Standard Time, for the purpose of transacting any business authorized to be transacted by the Unit Owners; provided, however, if that day is a legal holiday, this meeting shall be held at the

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same hour on the next succeeding day.

Section 4.2 Substitute Annual Meeting. If the annual meeting of the Unit Owners is not held as provided in Section 4.1, any business, including the election of Directors, which might properly have been acted upon at that meeting may be acted upon at any subsequent Unit Owners meeting held pursuant to these Bylaws or to a court order requiring a substitute annual meeting.

Section 4.3 Special Meetings. Special meetings of the Unit Owners may be called at any time by the president, secretary, any two or more Directors or upon written request of the Unit Owners who are entitled to Vote one-fourth (1/4) of all of the Votes in the Association.

Section 4.4 Notice of Meetings. Written notice of each meeting of Unit Owners shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, not less than seven (7) days nor more than sixty (60) days, unless otherwise stated in the Declaration, before such meeting to each Unit Owner entitled to Vote thereat, addressed to the Unit Owner's address last appearing on the books of the Association, or supplied by such Unit Owner to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting. Proof of such mailings shall be given by the affidavit of the person giving the notice. Notice of meeting may be waived before or after meetings by Vote of the Unit Owners of the Association.

Section 4.5 Quorum. The presence at the meeting of Unit Owners entitled to cast, or of proxies entitled to cast, a Majority of the Votes in the Association shall constitute a quorum for any action except as otherwise provided in the Condominium Instruments. If, however, such quorum shall not be present or represented at any meeting, the Unit Owners entitled to Vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented. The presence of a Unit Owner at the beginning of a meeting shall constitute the presence of such Unit Owner for the purpose of determining a quorum. The Vote of the Owners of a Condominium Unit owned by more than one person or by a corporation or other entity shall be cast by the person named in a certificate signed by all of the Owners of the Condominium Unit and filed with the Secretary of the Association. Such certificate shall be valid until revoked by a subsequent certificate. If such a certificate is not on file, the Vote of such Unit Owners shall not be considered in determining the requirement for a quorum nor for any other purpose.

Section 4.6 Proxies. At all meetings of Unit Owners each Unit Owner may Vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the Unit Owner of his Condominium Unit.

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Section 4.7 Order. The order of business at annual Unit Owners' meetings, and, as far as practical at all other Unit Owners' meetings, shall be:

- a. Calling of the roll and certifying of proxies.
- b. Proof of notice of meeting or waiver of notice.
- c. Reading and disposal of any unapproved minutes.
- d. Unfinished business.
- e. New business.
- f. Adjournment.

Section 4.8 Conduct of Meetings. The President shall preside over all Unit Owners' meetings. The Secretary shall keep a minute book with all resolutions adopted by the Unit Owners, minutes of all meetings, and all written consents to actions taken without a meeting. Robert's Rules of Order (latest edition) shall govern the conduct of the meeting.

Section 4.9 Adjournments. Any meeting of the Unit Owners, whether or not a quorum is present, may be adjourned by a Majority of the Votes at the meeting to reconvene at a specific time and place. It shall not be necessary to give any notice of the reconvened meeting or of the business to be transacted, if the time and place of the reconvened meeting are announced at the meeting which was adjourned. Any business may be transacted which could have been transacted at the meeting which was adjourned, if a quorum is at the reconvened meeting.

Section 4.10 Action of Unit Owners Without a Meeting. Any action which may be taken at a meeting of the Unit Owners may be taken without a meeting if a written consent setting forth the action authorized, is signed by all of the Unit Owners. The consent shall be filed in the minute book or other appropriate records by the Secretary. It shall then have the same effect as a unanimous Vote of the Unit Owners at a special meeting called for the purpose of considering the action authorized.

Section 4.11 Vote Required for Action. Except as otherwise provided by the Act, the Nonprofit Corporation Act, in the Condominium Instruments or herein, the act of a Majority of the Unit Owners at a meeting at which a quorum was present shall be the act of the Unit Owners.

ARTICLE V

BOARD OF DIRECTORS

Section 5.1 General Powers. The business and affairs of the Association shall be managed by the Board of Directors. The Board shall have all powers of the Association that are not required by law, the Condominium Instruments, the Articles of Incorporation or these Bylaws to be exercised by the Unit Owners. The powers of the Association include those set forth in Section 55A-15 of the North Carolina Nonprofit Corporation Act.

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Section 5.2 Qualifications. Each Director must be a Unit Owner, except those appointed by Declarant during the Declarant Control Period.

Section 5.3 Nomination. Nomination for election to the Board of Directors shall be made by a nominating committee which shall consist of three (3) Unit Owners appointed by the President. The nominating committee may nominate any number of qualified individuals, but no less than the number of Directors to be elected. Separate nominations shall be made for each seat on the Board for which a Director is to be elected. The nominations and the names of those on the nominating committee shall be included with the notice of the meeting. Nominations shall also be allowed from the floor at the meeting.

Section 5.4 Election. Subject to Section 5.5.1 hereof, election to the Board of Directors shall be by written ballot. At such election the Unit Owners or their proxies may cast, in respect to each vacancy, as many Votes as they are entitled to exercise under the provisions of the Declaration. The Unit Owner or Owners receiving the largest number of Votes shall be elected. Cumulative voting shall not be permitted.

Section 5.5 Number and Term of Office.

5.5.1 During the Declarant Control Period, the Board shall consist of three (3) Directors appointed by Declarant. Each such Director shall serve at the pleasure of Declarant.

5.5.2 After the expiration of the Declarant Control Period, the Board shall consist of five (5) Directors with each having a three (3) year term of office. The Directors shall be divided into three (3) classes with the terms of one class expiring each year. The first class shall have one (1) Director, and the second and third classes shall have two (2) Directors each. Directors replacing those appointed by Declarant shall be elected within ninety (90) days after the expiration of the Declarant Control Period. If the next annual meeting occurs within that time period, the election shall be held at the annual meeting. If not, a special meeting may be called by any Unit Owner for such purpose. In either case, Section 5.3 shall govern nominations. The term of the Director in the first class shall expire at the next annual meeting, the terms of the Directors in the second class shall expire at the second annual meeting thereafter, and the terms of the Directors in the third class shall expire at the third annual meeting thereafter. Each Director shall serve until his term expires and is successor has been elected and qualified, subject to removal, disqualification, or resignation.

Section 5.6 Removal. Any Director may be removed from office with or without cause by a Majority of the Votes in the Association. Removal action may be taken at any annual or special meeting with respect to which notice of such purpose has been given. A removed Director's successor may be elected at the same meeting to serve the unexpired term.

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Section 5.7 Vacancies. A vacancy occurring on the Board of Directors may be filled by a Majority of the Directors remaining in office though less than a quorum of the Board of Directors. The Director so elected by the Board shall serve until the next annual meeting, at which time a Director shall be elected by the Unit Owners for the remaining term, if any.

Section 5.8 Compensation. Directors shall not receive compensation for their services as Directors. A Director may serve the Association in another capacity and receive compensation, if disclosed to the Board in advance in writing.

Section 5.9 Committees of the Board of Directors. The Board may designate from among its members an executive committee and one or more other committees, each consisting of at least two (2) Directors. Each committee shall have the authority set forth in the resolution establishing the committee.

ARTICLE VI

MEETINGS OF THE BOARD OF DIRECTORS

Section 6.1 Place of Meetings. Directors may hold their meetings at any place within reasonable proximity to the Condominium as the Board may from time to time establish.

Section 6.2 Regular Meetings. Regular meetings of the Board of Directors shall be held at least once every three (3) months on a regular schedule established by the Board.

Section 6.3 Special Meetings. Special meetings of the Board may be called by the President, the Secretary, or any two Directors.

Section 6.4 Notice of Meetings. No notice shall be required for regularly scheduled meetings. Notice of each special meeting shall be given to each Director stating the time, place and purpose of the meeting. The notice shall be given by mail deposited at least five (5) days before the meeting or by telephone, telegram, cablegram or personal delivery at least three (3) days before the meeting. Notice by telegram or cablegram shall be deemed delivered at the time the notice is filed with the transmitting agency. Notice by telephone or personal delivery shall be deemed effective only when actually communicated to the Director.

Section 6.5 Quorum. A quorum shall be deemed present throughout any meeting of the Board of Directors when Directors entitled to cast a Majority of the votes on the Board are present at the beginning of the meeting.

Section 6.6 Voting. Except as otherwise provided by law or in the Condominium Instruments, the act of a Majority of the Directors present at

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a meeting at which a quorum is present at the time shall be the act of the Board of Directors. Each Director shall have one equal vote on the Board, regardless of the Votes attributable to his Condominium Unit.

Section 6.7 Adjournments. Any meeting of the Board, whether or not a quorum is present, may be adjourned by a Majority of the Directors present to reconvene at a specific time and place. It shall not be necessary to give notice of the reconvened meeting or of the business to be transacted, other than by announcement at the meeting which was adjourned. Any business may be transacted which could have been transacted at the meeting which was adjourned, if a quorum is present at the reconvened meeting.

Section 6.8 Action by Directors Without a Meeting. Any action required or permitted to be taken at any meeting of the Board of Directors may be taken without a meeting if a written consent is signed by all the Directors and is filed with the minutes of the Board. The consent shall have the same force and effect as a unanimous vote of the Board.

Section 6.9 Conduct of Meetings. The President shall preside over all meetings of the Board. The Secretary shall keep a minute book with all resolutions adopted by the Board, minutes of all meetings, and all written consents to actions taken without a meeting and proceedings occurring at such meetings. Robert's Rules of Order (latest edition) shall govern the conduct of the meetings.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 7.1 Powers. The Board of Directors shall have power to:

(a) adopt and publish rules and regulations governing the use of the Common Area and Facilities, and the personal conduct of the Unit Owners and their tenants, invitees and guests thereon, and to establish penalties for the infraction thereof;

(b) suspended the voting rights and right to use of the recreational facilities of a Unit Owner during any period in which such Unit Owner shall be in default in the payment of any Assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days, for infraction of published rules and regulations;

(c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these Bylaws, the Articles of Incorporation, or the Declaration;

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors;

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(e) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties; and

(f) exercise such other powers as are conferred upon the Association by the Articles of Incorporation or the Declaration.

(g) exercise all powers set forth in Section 55A-15 of the North Carolina Nonprofit Corporation Act.

Section 7.2 Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Unit Owners at the annual meeting of the Unit Owners, or at any special meeting which such statement is requested in writing by one-fourth (1/4) of the Unit Owners who are entitled to vote;

(b) supervise all officers, agents and employees of the Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(1) fix the amount of the monthly Assessment against each Condominium Unit at least thirty (30) days in advance of each annual Assessment period;

(2) send written notice of each change in the monthly Assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(3) foreclose the lien against any Condominium Unit for which Assessments are not paid within thirty (30) days after due date or to bring an action at law against the Owner personally obligated to pay the same in accordance with and as authorized by the Declaration.

(d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether any Assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an Assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate;

(f) cause the Common Areas and Facilities to be maintained; and

(g) to perform all other duties imposed by the Articles of Incorporation and the Declaration.

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(h) procure the insurance coverages set forth and required by the Declaration on behalf of the Association.

(i) to perform such other duties as imposed by the Declaration.

ARTICLE VIII

OFFICERS

Section 8.1 Number. The Officers of the Association shall consist of a President, one or more Vice Presidents as designated by the Board, a Secretary, a Treasurer and one or more Assistant Secretaries and Treasurers as designated by the Board. The Association shall not be required to have at any time any Officers other than a President, Secretary and Treasurer. Any two or more offices may be held by the same person, except the offices of President and Secretary.

Section 8.2 Election and Term. All Officers shall be elected by the Board and shall serve at the pleasure of the Board. Only Directors shall qualify to hold the offices of President, Secretary and Treasurer.

Section 8.3 Compensation. Any compensation of Officers shall be fixed by the Board, subject to the approval of Unit Owners having a Majority of Votes in the Association; provided, however, that no Offices appointed by Declarant shall receive any compensation from the Association.

Section 8.4 Removal. Any Officer or agent elected by the Board may be removed by the Board at any meeting with respect to which notice of such purpose has been given to the Directors.

Section 8.5 President. The President shall be the chief executive officer of the Association and shall have responsibility for the general supervision of the business of the Association. He shall see that all orders and resolutions of the Board are carried into effect. The President shall perform such other duties as may from time to time be delegated to him by the Board. He shall have all the general powers and duties which are incident to the office of the President of a corporation organized under the North Carolina Nonprofit Corporation Act.

Section 8.6 Vice Presidents. The Vice President shall, in the absence or disability of the President, or at the direction of the President, have the duties and powers of the President. If the Association has more than one Vice President, the Board shall designate one of them to act for the President. Vice Presidents shall have whatever duties and powers the Board may from time to time assign.

Section 8.7 Secretary. The Secretary shall keep accurate and complete records of all meetings of Unit Owners, Directors and committees of Directors, including minutes of the meetings, all resolutions adopted and all consents to actions without a meeting. He shall have authority to give

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all notices required by law, the Condominium Instruments or these Bylaws. He shall be custodian of the corporate books, records, contracts and other documents. The Secretary may affix the corporate seal to any lawfully executed documents requiring it and shall sign such instruments as may require his signature. The Secretary shall have whatever additional duties and powers the Board may from time to time assign him or may be incident to the office of secretary of a corporation organized under the North Carolina Nonprofit Corporation Act.

Section 8.8 Treasurer. The Treasurer shall have custody of all funds and securities belonging to the Association and shall receive, deposit or disburse them under the direction of the Board. The Treasurer shall keep full and true accounts of all receipts and disbursements and shall make reports to the Board and President upon request. He shall perform all duties as may be assigned to him from time to time by the Board. The Treasurer shall prepare or cause to be prepared all required financial statements, tax returns and budgets. If the Association employs a property manager, accountant, attorney or other agent, the duties may be delegated to the agent. However, the Treasurer shall remain responsible for supervising the agent.

Section 8.9 Assistant Secretary and Assistant Treasurer. The Assistant Secretary and Assistant Treasurer shall, in the absence or disability of the Secretary or the Treasurer, respectively, have the duties and powers of those offices. They shall, in general, perform any other duties assigned to them by the Board. Specifically, the Assistant Secretary may affix the corporate seal to all necessary documents and attest the signature of any Officer.

Section 8.10 Bonds. The Board may require any or all of the Officers, agents or employees of the Association to give bonds to the Association, with sufficient surety, conditioned on the faithful performance of the duties of their respective Offices or positions.

ARTICLE IX

MISCELLANEOUS

Section 9.1 Fiscal Year. The fiscal year of the Association shall begin on or the first day of January and end on the thirty-first (31st) day of December of every year, except that the first year shall begin on the date of incorporation of the Association.

Section 9.2 Seal. The corporate seal of the Association shall be in circular form having within its circumference the words: Chancellor Square Condominium Association, Inc. - Corporate Seal.

Section 9.3 Inspection of Books and Records. All accounts, books and records of the Association, including the Condominium Instruments, shall be open to inspection by the Unit Owners, Mortgagees and prospective purcha-

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sers during normal business hours subject to such reasonable rules as the Board may establish.

Section 9.4 Indemnification. Each Director or Officer shall be indemnified by the Association against those expenses which are allowed by the laws of North Carolina and which are reasonably incurred in connection with any action, suit or proceeding, whether completed, pending or threatened, in which such person may be involved by reason of his being or having been a Director or Officer. Indemnification shall be made only accordance with the laws of North Carolina. The Association may purchase and maintain insurance on behalf of any such Officers and Directors against any liabilities asserted against them whether or not the Association would have the power to indemnify the Officers and Directors against the liability under the laws of North Carolina. If any expense or other amounts are paid by way of indemnification, other than by court order, by action of Unit Owners or by an insurance carrier, the Association shall provide notice of such payment to the Unit Owners in accordance with the laws of North Carolina.

Section 9.5 Waiver of Notice. Whenever any notice is required to be given to any Unit Owner or Director, a waiver signed by the Director or Unit Owner entitled to such notice, whether before or after the meeting to which the waiver pertains, shall be deemed equivalent to proper notice. Attendance at a meeting, whether in person or by proxy, shall be a waiver of notice of the time and place unless specific objection to improper notice is made when the meeting is called to order. Attendance shall also be a waiver as to all business transacted unless specific objection is made before the objectionable business is put to vote.

Section 9.6 Amendment. The Articles of Incorporation and these Bylaws may be amended in the same manner in which the Declaration may be amended and shall only be effective upon filing of record of such amendment in the Orange County Registry.

Section 9.7 Self-Dealing. Each Director and Officer and any property manager shall disclose in the written minutes of the Board any contract or agreement of any kind between the Association and any person or entity to which is is related by blood or marriage or in which he has an interest, whether direct or indirect.

Section 9.8 Conflicts. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles of Incorporation shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

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IN WITNESS WHEREOF, we, being all of the Directors of Sweetbriar Condominium Association, Inc. have hereunto set our hands this 13th day of August, 1985.

William W. Bunch III
James R. [unclear]
[unclear]

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting secretary of the Sweetbriar Condominium Association, Inc., a North Carolina nonprofit corporation, and,

THAT the foregoing Bylaws constitute the original Bylaws of such Association, and were duly adopted at a meeting of the Board of Directors thereof, held on the 13th day of August, 1985.

IN WITNESS WHEREOF, I have hereunto subscribed by name and affixed the seal of the Association this 13th day of August, 1985.

William W. Bunch III
Secretary.

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EXHIBIT E
TO DECLARATION OF CONDOMINIUM

See Condominium File 88, Page 1, Wake County Registry, for the Plat
of the Submitted Property, which Plat is incorporated herein by this
reference.

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EXHIBIT F
TO DECLARATION OF CONDOMINIUM

See Condominium File 88, Pages 4 through 6, Wake County Registry, for the Plans of the Condominium, which Plans are incorporated herein by this reference. Such Plans are certified as set forth on Annex A hereto, which is incorporated herein by this reference. In addition, see Condominium File 88, Page 1, Wake County Registry, for the table of elevations which sets forth the floor and ceiling elevations for each Unit, which is incorporated herein by this reference.

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ANNEX A

CERTIFICATION OF PLANS

COMES NOW the undersigned registered architect, pursuant to the North Carolina Unit Ownership Act as set forth in N.C.G.S. §47A-15, who first being duly sworn, makes the following verification from his personal knowledge, information and belief:

(1) The foregoing Plans for Sweetbriar Condominiums, filed of record in Condominium File No. 88, Pages 4 through 6, Wake County Registry, truly and accurately represent the Plans for the buildings located on the portion of the Submitted Property as set forth on Exhibit A to the Declaration, as filed with and approved by the City of Raleigh and all other governmental subdivisions having jurisdiction over the issuance of permits for the construction of such buildings.

(2) Such Plans fully and accurately depict the layout, location, ceiling and floor elevation and dimensions of the Units, as built, located on the Submitted Property.

(3) The unit number for each Unit is set forth on the Schedule of Unit Information which is attached and recorded with the Declaration as Exhibit B.

(4) The Plans satisfy all the requirements of the North Carolina Unit Ownership Act.

This the 13 day of AUGUST, 1984.

Name: Battle F. Pittman

Registered Architect No. 3274





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NORTH CAROLINA, Wake County.

I, a Notary Public of the County and State aforesaid, certify that Barbara J. Pittman, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 13th day of August, 1985.

Cynthia A. Staunton
NOTARY PUBLIC

My commission expires: 11-26-89

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EXHIBIT "G" TO
DECLARATION OF CONDOMINIUM

STATE OF NORTH CAROLINA
COUNTY OF WAKE

AMENITIES LEASE

THIS AMENITIES LEASE ("Lease") made and entered into this 13th day of August, 1985, by and between Sweetbriar Forest Homeowners Association, Inc., a North Carolina non-profit corporation with its principal place of business in Wake County, North Carolina ("Lessor") and Sweetbriar Condominium Association, Inc., a North Carolina non-profit corporation with its principal place of business in Wake County, North Carolina ("Lessee"),

WITNESSETH THAT:

WHEREAS, Lessor is the owner's association of that certain townhouse development located in Wake County, North Carolina, commonly known and referred to as Sweetbriar Forest Townhouses; and

WHEREAS, Lessor is the fee simple owner of certain portions of Sweetbriar Forest Townhouses which are designated as common areas; and

WHEREAS, there is constructed upon a portion of such common areas certain amenities for the common use and enjoyment of Lessor and its members, specifically being a tennis court, swimming pool and clubhouse; and

WHEREAS, Lessee is the owner's association of that certain condominium development located in Wake County, North Carolina, directly adjoining Sweetbriar Forest Townhouses, commonly known and referred to as Sweetbriar Condominium; and

WHEREAS, the developer of Sweetbriar Condominium did not construct a tennis court, swimming pool or clubhouse in conjunction with the development of Sweetbriar Condominium; and

WHEREAS, Lessor is desirous of leasing the non-exclusive right to use

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and enjoy such tennis court, swimming pool and clubhouse to Lessee; and

WHEREAS, Lessee is desirous of leasing same from Lessor;

NOW, THEREFORE, for and in consideration of the premises, the sum of TEN DOLLARS (\$10.00) in hand paid, the mutual covenants below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree, covenant and bind themselves as follows:

I.

DEFINITIONS

1.01 DEFINITIONS. The following terms shall have these meanings:

(a) "Premises" shall mean all that area identified on Exhibit A hereto and incorporated herein by this reference.

(b) "Amenities" shall mean that certain tennis court, swimming pool and clubhouse constructed upon the Premises.

(c) "Unit(s)" shall mean the forty-eight (48) condominium units which comprise Sweetbriar Condominium, individually or collectively, as the case may be.

(d) "Occupant(s)" shall mean any person, including, without limitation, any guest, invitee, tenant, lessee or family member of an owner of a Unit, occupying or otherwise using or visiting in a Unit.

1.02 CONSTRUCTION. All other words and terms shall be construed in accordance with their ordinary and accepted meanings, or trade usages, if appropriate, unless the context otherwise requires.

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II.

LEASEHOLD

2.01 CONVEYANCE. Lessor hereby conveys, leases and demises, and Lessee hereby accepts, a non-exclusive right to use the Amenities constructed upon the Premises, subject to the terms, conditions and covenants set forth below.

2.02 TERM. The term of this Lease as to each Unit shall commence on the date of initial occupancy of such Unit and shall continue until October 1, 1988. As used herein, initial occupancy shall mean the first day which an Occupant shall inhabit a Unit.

2.03 RENEWAL OPTION. Subject to the right of Lessor to terminate the option herein by notifying Lessee in writing of its desire to terminate the option herein no later than sixty (60) days before the expiration of the term of this Lease, Lessee is hereby granted the option to extend the term of this Lease for an additional two (2) years. The terms and provisions of this Lease shall govern the renewal option exercised pursuant to this Lease.

2.04 SCOPE. The leasehold granted herein shall give Lessee and the Occupants the non-exclusive right to use and enjoy the Amenities. Occupants shall be entitled to the same privileges as to the use of the Amenities as apply to all other parties who have the right and privilege to use and enjoy the Amenities.

2.05 RESTRICTIONS ON USE. Lessee and the Occupants shall have the right and privilege to use and enjoy the Amenities subject to the same rules and regulations which govern the use and enjoyment of the Amenities

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by all other parties who have the right and privilege to use and enjoy the Amenities. The rules and regulations currently in existence which govern the use and enjoyment of the Amenities are set forth on Exhibit B hereto, which is incorporated herein by this reference. Lessee hereby, and the Occupants by the act of the acceptance of the delivery of a deed of conveyance for a Unit, execution of a lease for a Unit or use of the Amenities, as the case may be, agree to be bound by and abide by the rules and regulations which currently govern the use and enjoyment of the Amenities and agree to be bound by and abide by any additional, or future, rules and regulations which may be promulgated and do not impose rules and regulations upon Lessee and the Occupants which are different in any respect from those imposed upon all other parties who have the right and privilege to use and enjoy the Amenities.

2.06. LIMITATION ON ACCESS. Lessor covenants and agrees that it shall not open the use and enjoyment of the Amenities to the public at large. This limitation shall not prohibit Lessor from entering into an arrangement similar to that created hereunder with a similar defined group such as Lessee.

III.

UNDERTAKINGS

3.01 UNDERTAKINGS OF LESSOR.

(a) Repair and Maintenance. Lessor shall be responsible for repairing and maintaining the Amenities in good, clean, orderly, habitable and serviceable condition.

(b) Taxes. During the term of this Lease, Lessor shall cause to be

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paid all real and personal property taxes and assessments imposed upon the Premises and Amenities by any taxing authority.

(c) Insurance.

(1) Liability Insurance. Lessor shall maintain and keep in force at its own and sole expense a contract of insurance protecting Lessor, Lessee and its Members against any loss, claim or judgment arising out of any event of public liability. Such contract of insurance shall be purchased from an insurance company licensed by the North Carolina Department of Insurance to do business in North Carolina and shall have the following minimum limits: bodily injury - \$1,000,000.00; property damage - \$1,000,000.00.

(2) Hazard Insurance. Lessor shall cause to be maintained and kept in force a policy of fire and miscellaneous hazard insurance which shall be sufficient in coverage to insure the Amenities in an amount equal to the cost of replacement.

(d) Abatement of Rent. Failure of Lessor to abide by and honor the undertakings of Lessor in paragraph 2.05 and this paragraph 3.01 shall be an event of default and shall abate the obligation of Lessee to pay rent as set forth in paragraph 3.02 until such time as the default is cured. Rent shall also abate in the event the Amenities shall be unusable due to damage, destruction, condemnation or public taking.

3.02 UNDERTAKINGS OF LESSEE.

(a) Rent. Lessee covenants and agrees to pay Lessor rent of Twenty and No/100 Dollars (\$20.00) per month for each Unit entitled to the use and enjoyment of the Amenities and shall be due whether or not the Occupant(s)

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of such Unit use and enjoy the Amenities. Rent as to each Unit in which the initial occupancy as defined in paragraph 2.02 hereof occurs after the fifteenth of the month shall be due and payable commencing on the first day of the month following the month in which initial occupancy of such Unit occurs and shall continue for the full term hereof. Rent as to each Unit in which the initial occupancy as defined in paragraph 2.02 hereof occurs prior to the fifteenth of the month shall be due and payable as of the first day of the month in which initial occupancy of such occurs and shall continue for the full term hereof. Rent during the term of this Lease shall be due in advance on the first day of the month and if not received by the fifteenth of the month in which due shall be in default. Failure by Lessee to pay rent as to all Units for which rent is due by the fifteenth of the month in which due shall automatically suspend the right and privilege of Lessee and the Occupants to the use and enjoyment of the Amenities until such time as the rent due for all Units is made current. In addition, in order to reinstate the right and privilege of Lessee and the Occupants to the use and enjoyment of the Amenities, a \$5.00 late penalty shall be due and payable for each Unit for which payment was not paid by the fifteenth of the month in which due. In the event any Occupant shall violate any of the rules and regulations governing the use of the Amenities and lose the right and privilege to use and enjoy the Amenities permanently or for some lesser period, it shall not suspend the obligation of Lessee to pay the rent for such Occupant's Unit in any way.

(b) Observance of Laws. Lessee shall duly obey and comply with all public laws, ordinances, rules, regulations and codes relating to the use

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of the Amenities and occupation of the Premises. Lessee shall indemnify and hold Lessor harmless from any damage caused by Lessee's failure to comply with the terms hereof.

(c) Membership Roll. Lessee shall provide Lessor with a list of the Occupants on a Unit basis at such time as rent is paid by Lessee to Lessor for the Units upon which rent is due.

IV.

DEFAULT, TERMINATION AND OTHER REMEDIES

4.01 DEFAULT. Lessee's failure to abide by all of the terms and conditions of this Lease, or Lessee's failure to perform fully and faithfully all of its covenants under this Lease shall constitute events of default.

4.02 TERMINATION AND OTHER REMEDIES. Upon the occurrence of any event of default by Lessee, Lessor shall have the right to terminate this Lease. At Lessor's option, Lessor may avail itself of the following additional or alternative remedies: (1) all rights given by law for damages; (2) all rights conferred by law or equity for injunctive relief; or, (3) all rights which exist in equity. Lessee agrees and acknowledges that its covenant to pay rents shall not abate upon the termination of this Lease because of default by Lessee, but that Lessee's obligation to pay such rents shall survive and continue notwithstanding termination and that Lessor may recover from Lessee the amounts thereof. Notwithstanding any of the foregoing, before any event of default shall become effective so as to give the Lessor the rights enumerated in this paragraph 4.02, Lessor shall give Lessee fifteen (15) days prior written notice of the default (which notice shall state the event of default with specificity) so as to give the Lessee

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an opportunity for a period of fifteen (15) days to cure the breach complained of.

V.

MISCELLANEOUS

5.01 PARTIES. The terms, conditions and covenants contained herein shall bind and inure to the benefit of Lessor, Lessee, the Occupants and their successors, assigns, estates and legal representatives.

5.02 NOTICE. All notices required or permitted in this Lease shall be deemed sufficiently given when made in writing and deposited in the United States mails with postage prepaid and addressed to the parties at the following addresses:

Lessor: 1754 Quail Ridge Road
Raleigh, N.C. 27609

Lessee: 1340 Six Forks Road
Raleigh, N.C. 27609

5.03 WAIVER. No term, condition or covenant of this Lease shall be deemed waived by any act, omission or forbearance, or any series of same, on the part of either Lessor or Lessee; the only waivers that shall be effective hereunder shall be those which are in writing and signed by the party to be charged. No prior notice of non-waiver need be given by either party who has previously foreborne from exercising a right hereunder.

5.04 AMENDMENT, MODIFICATION AND RELEASE. This Lease shall not be amended or modified, nor shall any rights-created or conferred hereunder be released, except by a writing signed by the party to be charged.

5.05 COMPLETE AND EXCLUSIVE AGREEMENT. Lessor and Lessee agree and

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understand that all prior negotiations, representations, understandings and agreements are merged into and do not survive the execution of this Lease. The parties expressly agree that this written Lease, including Exhibits A and B, is the sole, complete and exclusive statement of the terms of the parties' agreement, and that no other negotiations, representations, understandings, or agreements exist, except as may appear herein. Furthermore, the parties agree that this written Lease is the sole agreement and is exclusive of any course of performance, course of dealing or usage of trade.

5.06 GOVERNING LAW. The legal effect and consequence of this Lease shall be determined under the laws and decisions of the State of North Carolina.

5.07 TIME OF ESSENCE. The parties agree that time is of the strictest essence of this Lease.

5.08 SEVERABILITY. Should any provision of this Lease be declared unconstitutional or void or unenforceable, such provision shall be severed from this Lease and the surviving terms, conditions and obligations shall continue in full force and effect; provided, however, that if the severed portion is a material term, this Lease shall terminate.

5.09 HEADINGS. The heading on each section and paragraph of this Lease is for descriptive purposes only and shall not be construed to alter the context of any section or paragraph.

IN WITNESS WHEREOF, each of the parties hereto has caused its hand and seal to be duly affixed in duplicate originals or caused its officers thereunto duly authorized to so do, effective on the day and year first

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above written.

(CORPORATE SEAL)

LESSOR: SWEETBRIAR FOREST HOMEOWNERS
ASSOCIATION, INC.

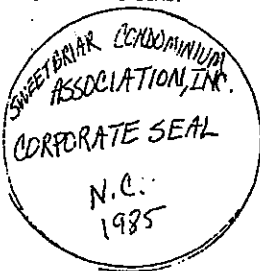
By: William L. Kemp Jr.

Attest: Judy L. Davison

LESSEE: SWEETBRIAR CONDOMINIUM
ASSOCIATION, INC.

By: Thomas L. Ligon
President

Attest: William W. Bernick III
Secretary



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EXHIBIT A

BEING that portion of the property which is adjacent to Windy Hill Drive and is the easternmost portion of the property shown on plat of survey recorded in Book of Maps 1973, Page 434, Wake County Registry, which plat of survey is incorporated herein by this reference. Such property more specifically being that lying between Windy Hill Drive and the easternmost townhouse units shown on such plat and being the property upon which the Amenities as defined in the foregoing Amenities Lease are constructed.