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Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

PREPARED BY AND HOLD FOR:
Kimberly P. Thomas
Warren Shackleford & Thomas, PLLC
343 South White Street
Wake Forest, NC 27587

NORTH CAROLINA

FRANKLIN COUNTY

ANNEXATION AND AMENDMENT OF ADDITIONAL PROPERTY TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WOODLAND PARK II, PHASE III SUBDIVISION

THIS ANNEXATION OF ADDITIONAL PROPERTY TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is entered into this 10th day of July, 2024 by CHURCHILL ASSOCIATES, a North Carolina General Partnership (hereinafter called "DECLARANT")

W I T N E S S E T H:

WHEREAS, DECLARANT, by Declaration of Covenants, Conditions, and Restrictions for WOODLAND PARK II PHASE III SUBDIVISION, as filed on August 23, 2019, in the Office of the Register of Deeds of Franklin County, North Carolina, and recorded in Book 2185, Pages 1824 and as amended in Book 2203 Page 1587, Book 2249 Page 1047, Book 2354 Page 680 and Book 2357 Page 25 submitted certain real property to the provisions of said Declaration of Covenants, Conditions and Restrictions; and

WHEREAS, under the Declaration the right is reserved in the DECLARANT herein to annex and subject successive phases of the WOODLAND PARK SUBDIVISION property to the covenants, conditions, and restrictions; and

Submitted electronically by "Warren, Shackleford & Thomas, P.L.L.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Franklin County Register of Deeds.

WHEREAS, DECLARANT now wishes to annex and add to the property subject to the Declaration of Covenants, Conditions and Restrictions, the property being particularly described as:

Being all of Tract D containing 82.40 acres as shown on plat entitled "Survey for S. Robert Watson, Jr. and Lilliam H. Watson", a copy of which is recorded in Plat Record File 3, Slide 168-E, Franklin County Registry, which is more described as Lots 81-95 and Lots 131-143 and all common areas on that certain Plat recorded in Plat Book 2024 Page 198-199, Franklin County Registry.

NOW, THEREFORE, the DECLARANT, pursuant to the authority granted in Article One, Section 1.2 of the Declaration, for the purpose above set forth, hereby declares:

That property described above is hereby annexed to the Declaration of Covenants, Conditions and Restrictions for WOODLAND PARK SUBDIVISION, as recorded in Book 2185, Pages 1824 and as amended in Book 2203 Page 1587, Book 2249 Page 1047, Book 2354 Page 680 and Book 2357 Page 25, Franklin County Registry, and said property shall be deemed to be governed in all respects by the terms and provisions of the Declaration and its amendments, said Declaration and all amendments being and hereby is incorporated by reference as if fully set out herein.

Further, Declarant hereby amends Article Six regarding Architectural Control to add the following language: "Declarant shall have sole architectural control for each lot until the house is constructed and the Certificate of Occupancy has been issued. Declarant's control shall end upon the final issuance of a Certificate of Occupancy for the last remaining lot of Phase III or ten (10) years from the date the final plat is recorded, whichever event occurs last. Upon the Declarant's architectural control ending, the homeowner's association shall have control of all future architectural decisions."

Except as set forth herein, the remainder of the Declaration of Covenants, Conditions and Restrictions for Woodland Park Subdivision as previously recorded in Book 2185, Pages 1824 and as amended in Book 2203 Page 1587, Book 2249 Page 1047, Book 2354 Page 680 and Book 2357 Page 25, Franklin County Registry shall remain in full force and effect as they relate to Phase III.

IN WITNESS WHEREOF, the DECLARANT has executed this instrument the year and day first above

IN WITNESS WHEREOF, the DECLARANT has executed this instrument the year and day first above written.

CHURCHILL ASSOCIATES,
A North Carolina General Partnership

R. Wayne Bailey
BY: R. Wayne Bailey, General Partner

NORTH CAROLINA
WAKE COUNTY

I, Kimberly P. Thomas a Notary Public of Franklin County and State aforesaid, certify that R. Wayne Bailey personally came before me this day and acknowledged that he is General Partner of Churchill Associates, a North Carolina general partnership, and that by authority duly given and as the act of the LLC, the foregoing instrument was signed in its name by its Manager.

Witness my hand and official stamp or seal this 10th day of July, 2024.

Notary Public

My commission expires: 6/30/2026

KIMBERLY P THOMAS
NOTARY PUBLIC
FRANKLIN COUNTY, NC