

Prepared by and Mail to: Michael K. Perry, Perry & Brandt, Attorneys at Law, PO Box 2108, Wake Forest, NC
27588-2108

NORTH CAROLINA

FRANKLIN COUNTY

**ROAD MAINTENANCE AGREEMENT
RAVENS RIDGE SUBDIVISION**

KNOW ALL MEN BY THESE PRESENTS that Clement L. McDaniel, Jr., an individual, having his offices in Franklin County, North Carolina, being the owner of that parcel or tract of land located in Harris Township, Franklin County, North Carolina, and designated as Ravens Ridge Subdivision, and being more particularly described as follows:

Being all of Lots 1, 2, 3, 4 & 5 shown on that map recorded in Book of Maps 2020,
Page _____, Franklin County Registry.

Clement L. McDaniel, Jr. does hereby covenant, contract and agree with all persons, firms or corporations now owning or hereafter acquiring any of the land included within the above description that all such persons are hereby subjected to the following Road Maintenance Agreement, the terms of which shall run with the property hereinabove described, by whomever owned, to wit:

1. So long as the road identified as Black Feather Lane on the above identified Map remains a private road, each lot owner will be responsible for a proportionate share of the cost of maintaining the road. The proportionate share of each lot is hereby declared to be one-fifth (1/5).

2. To ensure that the road is at all times kept serviceable, Clement L. McDaniel, Jr., so long as he shall own any lot mentioned above, will provide periodic maintenance services on the road. The costs of this periodic road maintenance shall be born equally by each lot owner, and shall all be paid within thirty (30) days upon being billed. The failure of any lot owner to pay such proportionate share within thirty (30) days of the date of billing shall constitute a failure to pay for labor and materials as contemplated in North Carolina General Statutes, Chapter 44-A., et seq.; and Clement L. McDaniel, Jr., his successors and assigns, shall be entitled to proceed against the nonpaying lot owners to perfect a lien against such lot as provided in the North Carolina General Statutes.

The bill shall be given to the owner of each lot by enclosing a written statement of the amount spent for maintenance, and the amount of the proportionate share, in a postage paid envelope addressed to the person listed as the owner of the lot in the records maintained by the Franklin County Tax Collector for the year in which the maintenance shall be provided, and addressed to such property

owner at the address shown in the tax records. Such notice shall be deemed to have been given at the time that such envelope, having postage properly paid, is deposited in the United States mail. At such time as Clement L. McDaniel, Jr. shall no longer own any lot mentioned above, then a majority of the lot owners shall select a person or firm to undertake the responsibility of providing periodic road maintenance. Each lot owner shall continue to be liable for the proportionate costs, and the remedies for nonpayment shall be the same as provided in paragraph 2 above.

3. Any deed description notwithstanding, each owner of a lot subject to this Road Maintenance Agreement shall be deemed to be the owner of a one-fifth (1/5) undivided interest in Black Feather Lane but such undivided interest shall not be subject to partition or division from the common ownership of all of the other lot owners.

IN WITNESS WHEREOF, Clement L. McDaniel, Jr. has caused this instrument to be executed this 10th day of ~~January~~ ^{February}, 2020.

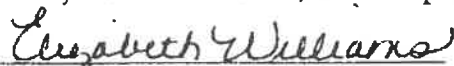
By: 
CLEMENT L. MCDANIEL, JR.

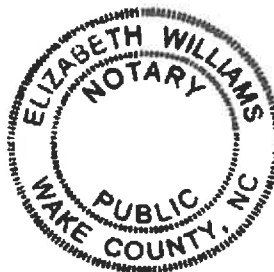
NOTE: This document supersedes the Road Maintenance Agreement recorded in Book 2197, page 883 as the street name had to be changed to Black Feather Lane.

NORTH CAROLINA
WAKE COUNTY

I, Elizabeth Williams, a Notary Public for the State and County aforesaid, do certify that Clement L. McDaniel, Jr. personally came before me this day and acknowledged the due execution of the foregoing document.

WITNESS my Hand and Notarial Seal or Stamp this 10th day of ~~January~~ ^{February}, 2020.


NOTARY PUBLIC
My commission expires: 2-24-2023



OWNERS' ASSOCIATION DISCLOSURE ADDENDUM

Property: 15 Black Feather Lane, Youngsville, NC 27596

Buyer: _____

Seller: Clement L. McDaniel, Jr.

This Addendum is attached to and made a part of the Offer to Purchase and Contract ("Contract") between Buyer and Seller for the Property.

For the purposes of this Addendum, "Development" means any planned community or condominium project, as defined by North Carolina law, which is subject to regulation and assessment by an owners' association.

Any representations made by Seller in this Addendum are true to the best of Seller's knowledge, and copies of any documents provided by Seller are true copies relating to the Development, to the best of Seller's knowledge. Seller does not warrant the accuracy, completeness, or present applicability of any representation or documents provided by Seller, and Buyer is advised to have all information confirmed and any documents substantiated during the Due Diligence Period.

1. Seller represents to Buyer that the Property is subject to the following owners' association(s) [insert N/A into any blank that does not apply]:

☒ Name of Association 1: COVENANTS whose regular assessments ("dues") are \$ N/A per N/A. The name, address and telephone number of the president of the owners' association or the association manager is: _____ Owners' association website address, if any: _____

☐ Name of Association 2: _____ whose regular assessments ("dues") are \$ _____ per _____. The name, address and telephone number of the president of the owners' association or the association manager are: _____ Owners' association website address, if any: _____

2. Seller represents to Buyer that the following services and amenities are paid for by the above owners' association(s) from the regular assessments ("dues"): (Check all that apply)

- ☐ Master Insurance Policy
- ☐ Real Property Taxes on the Common Areas
- ☐ Casualty/Liability Insurance on Common Areas
- ☐ Management Fees
- ☐ Exterior Building Maintenance
- ☐ Exterior Yard/Landscaping Maintenance
- ☐ Trash Removal
- ☐ Pest Treatment/Extermination
- ☐ Legal/Accounting
- ☐ Recreational Amenities (specify): N/A

- ☐ Street Lights
- ☐ Water
- ☐ Sewer
- ☒ Private Road Maintenance
- ☐ Parking Area Maintenance
- ☐ Common Areas Maintenance
- ☐ Cable
- ☐ Internet service
- ☐ Storm Water Management/Drainage/Ponds
- ☐ Gate and/or Security

- ☐ Other (specify) _____
- ☐ Other (specify) _____

3. As of this date, there are no other dues, fees or Special Assessments payable by the Development's property owners, except:

Page 1 of 2



This form jointly approved by:
North Carolina Bar Association
NC REALTORS®

Buyer initials _____ Seller initials CLM



STANDARD FORM 2A12-T
Revised 7/2025
© 7/2025

4. As of this date, there are no unsatisfied judgments against or pending lawsuits involving the Property, the Development and/or the owners' association, except: NONE

5. The fees charged by the owners' association or management company in connection with the transfer of Property to a new owner (including but not limited to document preparation, move in/move out fees, preparation of insurance documents, statement of unpaid assessments, and transfer fees) are as follows: NONE

6. Seller authorizes and directs any owners' association, any management company of the owners' association, any insurance company and any attorney who has previously represented the Seller to release to Buyer, Buyer's agents, representative, closing attorney or lender true and accurate copies of the following items affecting the Property, including any amendments:

- Seller's statement of account
- master insurance policy showing the coverage provided and the deductible amount
- Declaration and Restrictive Covenants
- Rules and Regulations
- Articles of Incorporation
- Bylaws of the owners' association
- current financial statement and budget of the owners' association
- parking restrictions and information
- architectural guidelines

The parties have read, understand and accept the terms of this Addendum as a part of the Contract.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE CONTRACT, THIS ADDENDUM SHALL CONTROL, EXCEPT THAT IN THE CASE OF SUCH A CONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE IDENTITY OF THE BUYER OR SELLER, THE CONTRACT SHALL CONTROL.

NC REALTORS® AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

Buyer: (Name) _____ (Signature) _____ (Date) _____

Buyer: (Name) _____ (Signature) _____ (Date) _____

Entity Buyer: (Name of LLC, Corp., Trust, etc.) _____

By: (Name & Title) _____ (Signature) _____ (Date) _____

Seller: (Name) Clement L. McDaniel, Jr. (Signature) [Signature] (Date) 5-13-26

Seller: (Name) _____ (Signature) _____ (Date) _____

Entity Seller: (Name of LLC, Corp., Trust, etc.) _____

By: (Name & Title) _____ (Signature) _____ (Date) _____

Prepared by and Mail to: Michael K. Perry, Perry & Brandt, Attorneys at Law, PO Box 2108, Wake Forest, NC 27588-2108

NORTH CAROLINA

PROTECTIVE COVENANTS

FRANKLIN COUNTY

THIS DECLARATION, made this 10th day of ~~January~~ ^{February} 2020 by Clement L. McDaniel, Jr. of Franklin County, North Carolina, herein called Declarant;

WITNESSETH:

That Declarant is the owner of real property described in Article I, and is desirous of subjecting that real property to the protective covenants hereinafter set forth, each and all of which is and are for the benefit of such property and for each owner thereof, and shall apply to and bind the successors in interest of any owner thereof.

NOW, THEREFORE, Declarant hereby declares that the real property described in Article I is and hereafter shall be held, transferred, sold, and conveyed subject to the Protective Covenants stated herein, which shall run with the land subjected to them.

ARTICLE I

The real property which is subject to these covenants is a Subdivision located in Franklin County, North Carolina, and is more particularly described as follows:

Being all of Lots 1 through 5 shown on that Map of Ravens Ridge Subdivision recorded in Book of Maps 2020, Page _____, Franklin County Registry.

No property other than that described above shall be deemed to be subject to these Covenants until specifically made subject thereto by a written declaration. Declarant may from time to time subject additional real property to these Covenants.

ARTICLE II

The lots described above shall be used as residential lots. No building shall be erected, altered, placed or permitted to remain on any residential lot other than one detached single-family dwelling not to exceed three stories in height and a private garage for not more than four cars

ARTICLE III

No structure shall be less than the County requirement from a front lot line, nor nearer than 10 feet to a side or rear lot line. On corner lots, the structure may be no less than 30 feet from one street line if it is no less than 35 feet from the other street line. Declarant may waive this provision where the circumstances regarding the lot and the proposed structures justify it. Declarant shall exercise his sole discretion in such decision. Such waiver shall be in writing and shall be stated on the plot plan.

ARTICLE IV

Declarant shall appoint a three-person Architecture Committee which shall review and approve all improvements and construction proposed on any lot. Declarant, so long as he shall own at least one lot in the subdivision, shall appoint any successor members to the committee. At such time as Declarant shall no longer own a lot in the subdivision, he shall appoint a committee of persons who own lots in the subdivision, who shall thereafter appoint their successors.

No construction or improvements whatsoever shall occur on any lot in the subdivision without the prior written approval of the Architecture Committee. This shall include, but shall not be limited to, fences, walls and outside lighting.

The property owner shall submit a plot plan showing all proposed activity, and all plans and specifications for such, including exterior design of structures, exterior colors of structures, external materials, and all other matters affecting the appearance of improvements.

The further written approval of the Committee shall be required for any alteration to approved plans, and the alteration or modification of existing structures and improvements made after a house shall be occupied.

Lot owners shall submit their plot plans, drawings, plans and specifications personally to the Committee. If the Committee fails to give its written approval within 30 days of the date of submission, then approval shall be deemed to have been given. If, after submission of plans, no suit to enjoin the proposed construction or improvements shall have commenced prior to completion of such, approval will be presumed, and this Article shall be deemed to have been complied with.

Failure of the Committee to require plot plans at any time shall not constitute a waiver of the right to require such at any future time.

ARTICLE V

No business or trade activity where goods or services are offered to the public for use or sale on the premises shall be carried out on any lot, nor shall anything be done thereon which is or may become a nuisance or annoyance to the neighborhood. Nothing herein shall be interpreted or construed to prevent the use of any structure or portion thereof as a home office, or to prevent the occupant of a house from working at home, provided that goods or services are not offered to the general public for use or sale on the premises. Something shall be considered for use or sale on the premises if customers, clients, or users of the services come physically to the premises to acquire, take delivery, or to consume the goods or services. Nothing herein shall be construed to allow any use expressly prohibited hereafter in the second succeeding paragraph.

No trade materials or inventories (except during construction on the premises) shall be stored or otherwise allowed on the premises. No inoperable automobiles or equipment may be stored on the premises or upon any street right of way in the subdivision unless such vehicle or equipment is parked in garage. Such parking or storing on a street right of way shall be deemed a prohibited use of the lot occupied by the person so storing or parking.

No business or trade offering goods or services to the general public from the house shall be allowed. Such include, but are not limited to, doctor's, lawyer's, or other professional office, fraternity house, rooming house, or boarding house; antique or gift shop or other commercial business open to the general public; or any other business use which shall generate pedestrian or vehicular traffic to the premises.

ARTICLE VI

Trailers, recreational vehicles and boats shall be parked beside or behind the dwelling. All shacks, barns or structures, other than a detached garage, shall be permitted on any lot in the subdivision and must be in rear yard beyond back line of dwelling. Detached garages shall not extend beyond front of dwelling.

ARTICLE VII

The listed animals may be kept on property, (maximum of two (2) horses, five (5) chickens, two (2) dogs and two (2) cats per household are allowed), provided that they are not raised or bred for any commercial purpose. Any animal pen must be approved by the Architecture Committee, which shall exercise its sole discretion in determining the suitability of any such pen.

ARTICLE VIII

No lot or portion thereof shall be dedicated or used for a public street without the written consent of Declarant.

ARTICLE IX

Privacy fences are allowed from beginning line of house into and around the rear yard. They must be approved pursuant to the approval process outlined in IV above.

ARTICLE X

These restrictions are subject to be altered, modified, or changed at any time by Declarant so long as he shall own one or more lots in the subdivision; or when Declarant shall no longer own a lot, by three or more owners of lots in the subdivision. Such changes shall be by a writing signed by Declarant, or, if by lot owners, by the necessary number of them, and duly recorded in the proper county registry.

ARTICLE XI

Declarant dedicates and reserves utility and drainage easements across and under an area twenty feet wide located ten feet on either side of all side and rear lot lines. Any recombination of lot areas that results in a different side lot or rear lot line shall change the area subject to the easements; provided, however, that no such recombination shall affect the rights of any person, firm, corporation or government entity resulting from the physical location of utility lines or facilities in any such easement area prior to the recombination.

Declarant reserves for a period of three years from the date hereof an easement to go on any lot whereon a sediment control basin is located for the purposes of maintaining, covering up, or removing such basin.

ARTICLE XII

The owner of each lot shall provide adequate off-street parking for all motor vehicles owned by the occupants of the house on the lot. There shall be no motor vehicles parked on the streets of the subdivision.

ARTICLE XIII

Each owner shall maintain all buildings on his lot in a neat and pleasing manner; and shall keep the lot free and clear of all tall grass, unsightly undergrowth, grassed lawn area on the shoulders and slopes adjacent to the road in the subdivision; and shall maintain, and replant as needed, all grass, ornamental trees and shrubs which shall be placed on the cleared areas along the streets.

The areas shown on the recorded maps mentioned above as drainage buffers shall be left in a natural state intended to provide a habitat and cover for would birds and animals. No one shall cut, remove, or otherwise destroy the bushes, shrubs, and trees growing in such areas; and the same shall be maintained and replanted as necessary to such natural areas in a state conducive to wildlife.

Declarant, and any person owning a lot in the subdivision, shall have the right to enforce this provision by specific performance, or, in the alternative, to have the lot and / or building cleaned up and maintained and to recover all costs incurred in doing so, from the owner, including court costs and attorney's fees.

The failure of the lot owner to pay the costs incurred by the person enforcing this Article in maintaining, replanting, cleaning up, or otherwise enforcing this provision within thirty days of the date of billing shall constitute a failure to pay for labor and materials as contemplated by North Carolina General Statutes, Chapter 44(A)-8 et seq; and the person enforcing this Article may proceed against the non-paying lot owner to perfect and enforce a lien against such lot as provided in North Carolina General Statutes, Chapter 44(A)-12 et seq.

Notice shall be given to the owner of each lot by enclosing a written statement of the amount spent for maintenance, and the amount of the proportionate share in a postage paid envelope addressed to the person listed as the owner of the lot in the county tax listing office for the year in which the expenses are incurred, and by depositing the envelope in the United States Mail.

ARTICLE XIV

Declarant reserves an easement for the entrance signs and entrance landscaping. Included in the rights appurtenant to the landscaping and sign easement are the right to go onto the area; to plan and maintain plantings of bushes, flowers, shrubs, and trees; and to repair, replace, and maintain the signs or portions thereof. These rights shall be the lot owners as well as Declarant.

ARTICLE XV

These Covenants shall run with the land, and shall be binding upon all parties and persons claiming under them for a period of twenty-five years from the date hereof, after which time they shall be extended automatically for successive ten year periods unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change the Covenants in full or in part.

ARTICLE XVI

Enforcement of these covenants shall be by proceedings at law or in equity against any person violating or attempting to violate these covenants, either to restrain the violation, or to recover damages.

ARTICLE XVII

These covenants are to be governed by and construed in accordance with the law of the State of North Carolina. Invalidation of any one of these covenants by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, Clement L. McDaniel, Jr., have hereto fixed his hand and seal on the day and year first above written.

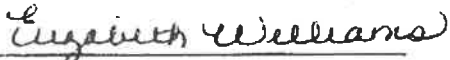
 SEAL
CLEMENT L. MCDANIEL, JR.

NOTE: These Protective Covenants supersedes those found in Book 2197, Page 878, Franklin County Registry, as the street name had to be changed.

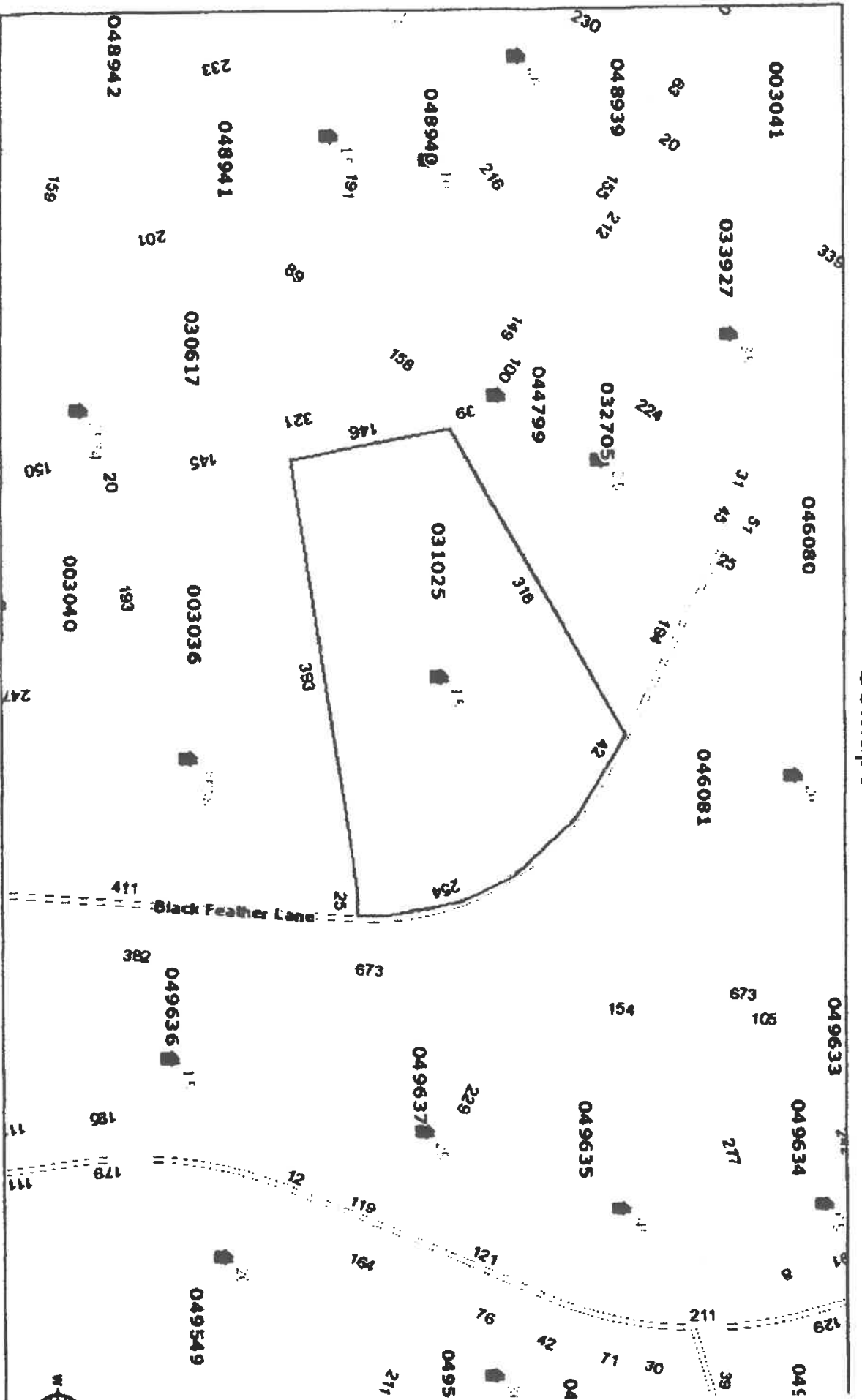
STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Elizabeth Williams, the undersigned, a Notary Public for the State and County aforesaid, do certify that Clement L. McDaniel, Jr. personally came before me this day and acknowledged the due execution of the foregoing document.

WITNESS my Hand and Notarial Seal or Stamp this 10th day of ^{February}~~January~~, 2020.


NOTARY PUBLIC
My Commission Expires: 2-24-2023





April 17, 2026

Proof

County Boundary

Struktur:

Parcels

WARNING: THIS IS NOT A SURVEY

This map is prepared for the inventory of real property located within DTP's jurisdiction.

and is a simplified form recorded from, plates, and other public records and

Lawyer officials say they know that the information will be put in place.

STANDARD INFORMATION

Japan's No. 1 Car Company is looking for a **U.S. Regional Sales Manager** to sell cars in the U.S. and Canada. The position is based in the U.S. and requires a minimum of 5 years of experience in the automotive industry. The successful candidate will be responsible for developing and maintaining a strong sales network in the U.S. and Canada, and for achieving sales targets. The position is a full-time, salaried position with a competitive benefits package. For consideration, please send your resume and cover letter to: **Toyota Motor Sales, U.S.A., Inc., 4900 Westpark Drive, Irvine, CA 92618.**

Order a new copy today, and the GIS User Community

4. The following are the names of the persons who have been appointed to the various committees of the Board of Directors: