

Type: CONSOLIDATED REAL PROPERTY
Recorded: 1/3/2018 11:35:11 AM
Fee Amt: \$66.00 Page 1 of 25
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1671 PG 410 - 434

Return to: Jordan Price Wall Gray Jones & Carlton, PLLC, P.O. Box 2021, Raleigh NC 27605

Grantor/Grantee: Saddle Ridge Subdivision Phase II; Ned Jefferson, III, Brian J. Francis, Joel R. Myers, Allison B. Hobbs, Billy Perry Hansley, Jr., Pamela S. Hansley, Jeffrey Gillis, Pamela Gillis, Leanne Davis Daniel, Samuel C. Blackwell, Carolyn G. Blackwell, Robert Stanczak, Ann Maria Stanczak, Randy W. Overby; Linda S. Overby, Vexter Delane Goss, Sherry Ellington Goss, Joseph H. Meredith, Glenette M. Meredith, Bobby R. Story and Carolyn G. Story; Dean Forbes and Merisuzan Forbes

STATE OF NORTH CAROLINA

DECLARATION OF PROTECTIVE
COVENANTS AND ROAD
MAINTENANCE AGREEMENT FOR
SADDLE RIDGE SUBDIVISION
PHASE II

COUNTY OF GRANVILLE

This Declaration of Protective Covenants and Road Maintenance Agreement for Saddle Ridge Subdivision Phase II is made this 6 day of November, 2017, by and among Ned Jefferson, III, Brian J. Francis, Joel R. Myers, Allison B. Hobbs, , Billy Perry Hansley, Jr., Pamela S. Hansley, Jeffrey Gillis, Pamela Gillis, Leanne Davis Daniel, , Samuel C. Blackwell, Carolyn G. Blackwell, Robert Stanczak, Ann Maria Stanczak, Randy W. Overby; Linda S. Overby, Vexter Delane Goss, Sherry Ellington Goss, Joseph H. Meredith, Glenette M. Meredith, Bobby R. Story and Carolyn G. Story (collectively, "Owners") of those lots within Saddle Ridge Subdivision, Phase II whose signatures are attached hereto.

Submitted electronically by "Jordan Price Wall Gray Jones & Carlton"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Granville County Register of Deeds.

WITNESSETH

The Owners are the owners of the real property described below and are desirous of subjecting said real property to this Declaration of Protective Covenants and Road Maintenance Agreement.

Now, therefore, the Owners do hereby declare that the real property described below, which is in TallyHo Township, Granville County, North Carolina, is and shall be held, transferred, sold and conveyed subject to this Declaration of Protective Covenants and Road Maintenance Agreement for Saddle Ridge Subdivision Phase II (the "Declaration") as hereinafter set forth.

ARTICLE I

The real property subject to this Declaration is described as follows:

Being all of Lot **9**, Lot **16** and Lot **18** as shown on that plat entitled "Final Plat of Saddle Ridge Phase II" recorded in Plat Book 29, Page 130 of the Granville County Registry; and

Being all of Lot **10** as shown on that plat entitled "Recombination Plat for Lots 5, 6, 7, 10, 11-R & 12-R1 Saddle Ridge Subdivision, Ph. 2" recorded in Plat Book 42, Page 44 of the Granville County Registry; and

Being all of Lot **12-R1** as shown on that plat entitled "Recombination Plat for Lots 5, 6, 7, 10, 11-R & 12-R1 Saddle Ridge Subdivision, Ph. 2" recorded in Plat Book 42, Page 44 of the Granville County Registry; and

Being all of Lots **14-R** and **15-R** as shown on that plat entitled "Saddle Ridge S/D Phase II, Lots 12-R1, 14-R, & 15-R" recorded in Plat Book 31, Page 86 of the Granville County Registry; and

Being all of Lot **20R** as shown on that plat entitled "Final Plat of Saddle Ridge Phase II, Revision to Lots 19 & 20" recorded in Plat Book 29, Page 198 of the Granville County Registry; and

Being all of Lots **21**, **22**, and **23** as shown on that plat entitled "Final Plat of Saddle Ridge Phase II" recorded in Plat Book 29, Page 130 of the Granville County Registry; and

Being all of Lots **24R** and **26R** as shown on that plat entitled "Final Plat of Saddle Ridge Phase II Lots 24 & 26 Revised" recorded in Plat Book 30, Page 133 of the Granville County Registry.

ARTICLE II

Section 1. Private Road Maintenance Agreement and Provisions for Maintenance and Cost Sharing. The street identified as Wild Briar Lane and that portion of Saddle Ridge Road adjacent to Lots 20 through 26, the portion(s) of which roads are specifically depicted on the plat recorded in Plat Book 29, Page 130 of the Granville County Registry (the "Phase II Streets") have not been accepted for maintenance by the North Carolina Department of Transportation or any other governmental agency. The Phase II Streets -- and only those portions of the streets that are shown and depicted on said Plat Book 29, Page 130 -- shall be maintained by the Owners until such time, if ever, that the North Carolina Department of Transportation or other governmental agency take over maintenance of the Phase II Streets.

Section 2. Share of Expenses. The owner(s) of each lot subject to this Declaration shall be responsible for the respective lot's proportionate share of the costs of maintaining the Streets. Each lot's proportionate share is declared to be 1/13th.

Section 3. Establishment of Owners Committee. There is hereby established an Owners Committee ("OC") which shall be charged with obtaining periodic maintenance services on the Phase II Streets and other powers, authority and function as may be further prescribed in these covenants. The OC shall consist of three (3) individuals, each of whom shall be an owner of a lot in Phase II which is subject to these covenants, who shall review and approve all improvements and construction proposed on any lot. The initial OC of three (3) individuals shall consist of: Perry Hansley, LeAnne Daniel, and Pam Gillis. Owners of a majority of owners of lots subject to these covenants shall have the right to remove a member of the committee with or without cause. Upon such removal, a successor member of the OC shall be appointed by like approval from the owners of a majority of lots subject to these covenants. The members of the OC may fill any vacancy on the committee, except for vacancies resulting from the collective owners' removal of a committee member. The members of the OC shall not be entitled to any compensation for services rendered pursuant to this section.

Section 3. Maintenance of Streets. As provided above, the OC shall be charged with obtaining periodic maintenance services on the Phase II Streets and with collecting and managing funds to pay for such street maintenance.

The costs of maintenance of the Phase II Streets shall be borne equally by each lot. The OC shall obtain quotes for any needed repair or maintenance, and shall invoice and collect from owners in advance of the street maintenance work being performed for the owner(s)' proportionate share of projected maintenance expenses. In the event the cost of the work performed shall exceed the estimated amount

collected, the OC shall promptly invoice and collected additional amounts owed from owners according to the proportionate shares.

Section 5. Payment Obligation. Owners shall pay their proportionate share of the expense within thirty (30) days receipt of an invoice. Upon the affirmative written consent of a majority of owners subject to these covenants, the OC may be authorized to invoice an amount of up to \$100 annually to build a reserve fund for periodic street maintenance and repair to the Phase II Streets. Any such reserve funds collected shall be held in a bank account in the name of the "Saddleridge Phase II Owners Committee", and the OC shall provide bank statements and accounting records to any owner of a lot subject to these covenants upon such owner's request to review same. The OC may likewise add the fees or any additional costs directly related to the maintenance of such bank account to the street maintenance expenses provided for herein.

In the event of any dispute arising from a demand for payment of the Phase II Streets maintenance expenses, any owner of a lot subject to these covenants may bring suit against the non-paying owner(s) to enforce the provisions of this Article and to recover the monies due hereunder, and the costs of such action, including reasonable attorneys' fees, shall be awarded to the prevailing party.

Section 6. Future Participation by Additional Lots in Phase II. Should the owner of any subdivided parcel of real property appearing on a recorded subdivision plat of Phase II of Saddle Ridge Subdivision, which parcel is not presently subject to this Declaration of Protective Covenants and Road Maintenance Agreement, wish in the future to subject said parcel to the covenants and restrictions here and participate in and benefit from the Road Maintenance Agreement, said real property shall be allowed to come under these covenants and restrictions and participate in and benefit from the Road Maintenance Agreement contained herein only upon the following conditions:

- 1) A majority of the members of the OC have agreed in writing to allow such real property to be added to the terms and conditions of this Declaration and Agreement; and
- 2) The owner of such newly added real property shall pay to the OC a sum equivalent to the cumulative amount of all monies invoiced against any one Lot subjected to this Agreement from the date of recording of this Declaration and Agreement, to the date of joining said new lot being subjected to this Declaration and Agreement; and
- 3) In addition, the owner of such newly added real property shall pay to the OC the sum of \$2,500 as a capital contribution which shall be deposited in the account of the OC and held in trust in the same manner as all other funds authorized to be collected by the OC hereunder; and

- 4) In addition, the owner of such newly added real property shall pay all legal fees and costs associated with the drafting and recordation of a Supplemental Declaration and Amendment to Road Maintenance Agreement evidencing the addition of the newly added real property; and
- 5) The addition of such newly added real property shall become effective upon the recordation in the Granville County Register of Deeds of a Supplemental Declaration and Amendment to Road Maintenance Agreement, signed before a notary by the owner(s) of the real property parcel to be added and by a majority of the members of the OC. Such recorded Supplemental Declaration and Amendment, shall reflect that the proportionate share of expenses set forth in Article II, Section 2 hereabove shall be adjusted by increasing the denominator of the stated fraction to reflect the total number of Lots then subject to this Declaration and Agreement.

ARTICLE III

Section 1. Residential Use. All lots will be used for residential purposes only, and each lot shall constitute a building site. No dwelling shall be erected, altered, placed or permitted to remain on any building site other than one detached, single family dwelling not to exceed two and one-half stories in height and an attached garage. More than one lot may be used as one building site if approved in writing by the OC.

Section 2. Square Footage. All single floor dwellings shall have a heated, enclosed ground floor area of at least 1500 square feet, not including basements, porches, screened porches, garages, carports or stoops. All split level or multi-level dwellings (not including two story dwellings) shall have a heated area of at least 1700 square feet, not including basements, porches, screened porches, garages, carports or stoops. Dwellings of two stories must have a heated, enclosed ground floor area of at least 1900 square feet, not including basements, porches, screened porches, garages, carports or stoops. The OC in its sole discretion may reduce the square footage requirement for a dwelling for a certain lot by up to 100 square feet. Said variance must be in writing and recorded in the Office of the Register of Deeds of Granville County, North Carolina.

Section 3. Setbacks. No dwelling or other approved structure shall be located on any building site nearer to the front property line (road or street right of way) than 50 feet, and no dwelling shall be located less than 15 feet from any side property line, or less than 25 feet from any rear lot line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as part of the

building; provided, however, that this shall not be construed to permit any portion of a dwelling on a building site to encroach upon another building site. No dwelling shall be built on or placed on any building site having a width of less than 50 feet at the minimum building setback line, nor shall any dwelling be erected or placed on any building site having less than 40,000 square feet except that a dwelling may be erected on all building sites as shown on said recorded plat regardless of width at minimum building setback line or area in square feet.

Section 4. Dwelling Materials. All dwellings will have brick foundations including front porches, except a front porch may have brick piers which are filled in between piers with 2-inch flat lattice made of vinyl, plastic, or fiberglass material white in color or painted to match the exterior paint on the house. All exterior steps shall be brick. No cement or concrete blocks shall appear above ground level. The exterior walls of each dwelling and its garage shall be of stone, stucco, brick, wood, hard board or plank, or vinyl siding. All exterior building surfaces must be harmonious in colors, paint and materials in relation to the surrounding structures. Facia boards shall be 8 inches in width and 12-inch boxing on sides and gables. Front porch columns shall be a minimum of 6 inches in diameter.

Section 5. Roofs. All residential dwellings shall have a minimum roof pitch of at least 7/12 for the main gable. The same 7/12 pitch shall be required for the garage. Dwellings built with a 9-foot ceiling exterior walls shall have a minimum roof pitch of 7/12 for the main gable. Roofing materials shall be 25-year architectural shingles.

Section 6. Foundations. No house shall be constructed on a slab, including concrete slab or slab on another type material. Each dwelling shall have a basement or a crawl space or both.

Section 7. Driveways and Walks. Each house shall have a concrete driveway from the street extending to the street. The apron will be 16 feet at the street tapering to a minimum width of 10 feet. From the apron, a concrete driveway at least 10 feet in width shall extend to a concrete parking pad at the side or rear of the house. All walks will be surfaces with either asphalt, concrete, flagstone, brick or similar all-weather material.

Section 8. Mailboxes. The mailbox and post design, as approved by the OC, shall be the same for all houses.

ARTICLE IV

Section 1. Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on building site, except that dogs, cats or other household pets may be kept, provided that they are not bred or maintained for any commercial purposes. Household pets shall be limited to three for any one property. Further,

Owners shall not have any household pets which have a dangerous nature that would threaten other persons in the neighborhood. Owners with dogs, cats or other household pets will be responsible for their animals and will insure that they are not a nuisance to other lot owners.

Section 2. Satellite Dishes and Antennas. Satellite dishes greater than one meter in diameter are prohibited. Satellite dishes one meter in diameter or less should be placed on the rear exterior wall or rear roof of the residence in a location not visible from the street. If adequate reception is not available, satellite dishes may be located in the rear of the lot behind the residence, but must be screened from view of the street. Dishes and accompanying equipment should be painted to the extent possible to match the exterior of the residence or to blend in with the surrounding area where located. Owners are solely responsible for maintaining satellite dishes and all related equipment. No other exterior radio antennae, television antennae, or other electronic signal-receiving or transmitting equipment shall be placed, allowed, or maintained upon any lot without approval of the OC, except for an antenna that is one meter or less in diameter or diagonal measurement and is designed to receive video programming services via broadband radio service (wireless cable) or to receive or transmit fixed wireless signals other than via satellite, or an antenna that is designed to receive local television broadcast signals. Such antennas should be placed in the rear yard.

Section 3. Parking and Vehicles. Adequate off-street parking shall be provided by the owner of each lot for the parking of automobiles owned by such owner, and owners of lots shall not be permitted to park their automobiles, boats, campers, travel trailers or any other vehicles on the streets in the subdivision. All boats, travel trailers and campers shall be kept behind the owners' residence. No inoperable or unlicensed vehicles may be left on any building site. No four wheeled or three wheeled off-road vehicles may be operated on the streets of the subdivision.

Section 4. Utility Lines. All telephone, electric and other utility lines and connections between the main utility lines and residence and other buildings location on each building site shall be concealed and located underground so as not be visible.

Section 5. Subdivision of Lots. No lot in the subdivision may be subdivided except as set out in this paragraph. This shall prevent any owner from splitting a lot into two or more lots. However, the property line between two lots may be altered, making one lot larger and the other lot smaller, so long as the smaller lot has at least 40,000 square feet in area and 125 feet of road frontage.

Section 5. Natural Areas. Whenever a residence is constructed on a lot in the subdivision, at least 50% of the lot is to remain as natural area, with some of this being in the rear of the yard and some in the front of the yard. After the house is constructed, trees may not be removed from the lot except when diseased, damaged

due to lightning or windstorm, if less than three inches in diameter at eye level, or unless approved by the OC.

Section 6. Temporary Shelters; Trailers; Mobile Homes. No shelter of a temporary or permanent character such as a mobile home, trailer, basement, tent, shack, garage or bam shall be used on any building site any time as a residence, either temporarily or permanently. No trailer or mobile home shall be placed on any building site covered by these covenants.

Section 7. Prohibited Activities. No noxious or offensive trade or activity shall be carried on upon any building site, nor shall anything be done thereon which may be or become any annoyance or nuisance to the neighborhood. No signs or billboards shall be erected or maintained on the premises other than real estate signs. No trade materials or inventories may be stored or regularly parked on the premises. No business activity or trade of any kind shall be conducted on any lot except that an office may be maintained in a residence if there is no client or customer traffic to the office. Use of property shall comply with all county zoning requirements.

Section 8. Street Use. No lot or portion of a lot shall be dedicated or used for a public street.

Section 9. Outbuildings. The owner of any building site containing an approved dwelling may erect an outbuilding thereon provided the same is approved by the OC.

ARTICLE V

Section 1. Architectural Control. In order to maintain architectural beauty in this subdivision and to guard against the erection therein of poorly designed or proportioned structures, no building, fence, outside lighting, screen planting or other improvement shall be erected, placed, altered or allowed to remain on said property, until a complete set of plans for dwelling house showing elevations, type of exterior material to be used, exterior lines, and a general interior plan thereof have been submitted to and approved in writing by the OC. Plans must include a plat plan showing location of house, specifications, and design of driveway. A sketch plan showing approximate locations and design will be acceptable. In the event that the person to whom said plans are submitted fails to approve or disapprove such design within thirty days after said plans have been submitted fails to approve or disapprove such design within thirty days after said plans have been submitted to him, or in any event, if no suit to enjoin the erection of such building has been instituted within thirty days of commencement of construction, such approval will not be required, and this covenant will be deemed to have been fully complied with.

Section 2. Committee Composition. The OC shall consist of three (3) individuals, who shall review and approve all improvements and construction proposed on any lot. The initial OC of three (3) individuals shall consist of: Perry Hansley, Leanne Daniel, and Pam Gillis. A majority of Owners shall have the right to remove a member of the committee with or without cause. Upon such removal, the Owners shall appoint a successor member. The members of the OC may fill any vacancy on the committee, except for vacancies resulting from the Owners' removal of a committee member. The members of the OC shall not be entitled to any compensation for services rendered pursuant to this section.

Section 3. Completion of Improvements. All construction, landscaping or other work which has been commenced on any lot shall be continued with reasonable diligence to completion and no partially completed house or other improvement shall be permitted to exist on any lot, except during such reasonable time period as is necessary for completion. The owner of each lot shall at all times keep contiguous public streets free from dirt, mud garbage, trash or other debris resulting from any such construction on his lot.

ARTICLE VI

An easement for the entrance signs and entrance landscaping is hereby reserved to the Owners as shown on recorded plats of the subdivision. Included in the rights appurtenant to the landscaping and sign easements are the right to go onto this area; to plant and maintain plantings of bushes, flowers, shrubs, and trees; to install, repair and maintain any time of fencing or other structure; and to repair, replace, and maintain the signs or portions thereof.

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plats for the subdivision and over the rear ten feet of each lot and five feet on each side line unless these are in excess of such distances on the recorded plat, in which case the plat shall control. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities and drainage facilities or which may change the direction or flow of drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible. In the event that any owner of two or more adjacent tracts shall prepare plans for the construction of a house on the line separating two or more such tracts, then the easement along this line shall become void.

ARTICLE VII

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years. These covenants may be altered, modified, or changed at any time by the owners of majority of the lots subject to this Declaration. Such changes shall be in writing, signed and notarized by the requisite percentage of lot owners, and duly recorded in the Granville County Registry.

ARTICLE VIII

Enforcement of these covenants shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant. Such action may be either one to restrain a violation or to recover damages.

Invalidation of any of these covenants or any part thereof by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect, and the failure of any person or persons to take action to enforce the violation of any of these covenants and restrictions shall not prevent the enforcement of such covenant or covenants in the future.

TO HAVE AND TO HOLD the aforesaid covenants, conditions and restrictions to be imposed upon the real property herein described with the intent that same shall run with the land and be binding upon each and every lot and parcel of real property described herein and the owners of such real property, their heirs, successors and assigns, as each owner has hereunto signed their agreement herebelow to be effective upon recording of this instrument in the land records of Granville County, North Carolina.

The undersigned unit owner(s) hereby adopt the foregoing Declaration of Protective Covenants and Road Maintenance Agreement for Saddle Ridge Subdivision, Phase II.

(SIGNATURE PAGES FOLLOW)

Billy Perry Hansley, Jr.

Billy Perry Hansley Jr.
Signature of Owner

Pamela S. Hansley

Pamela S. Hansley
Signature of Owner

Lot Number 14R in Saddle Ridge, Phase II

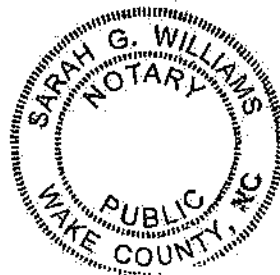
STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Sarah G. Williams a Notary Public of the County and State aforesaid, certify that **Billy Perry Hansley, Jr. and Pamela S. Hansley**, of whose identity I have personal knowledge, personally appeared before me and acknowledged that the signature(s) on the record presented is/are his/her signature and that s/he voluntarily executed the foregoing instrument for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this 27 day of October, 2017.

Sarah G. Williams
Notary Public
Sarah G. Williams
Printed Notary Name

My Commission Expires: 5-26-19

(SEAL)



Randy W. Overby

Randy W. Overby
Signature of Owner

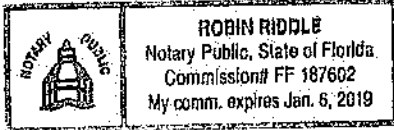
Linda S. Overby

Linda S. Overby
Signature of Owner

Lot Number 22 in Saddle Ridge, Phase II

STATE OF ~~NORTH CAROLINA~~ Florida
COUNTY OF Volusia

I, Robin Riddle a Notary Public of the County and State aforesaid, certify that **Randy W. Overby** and **Linda S. Overby** of whose identity I have personal knowledge, personally appeared before me and acknowledged that the signature(s) on the record presented is/are his/her signature and that s/he voluntarily executed the foregoing instrument for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this 13 day of October, 2017.



Robin Riddle
Notary Public
Robin Riddle
Printed Notary Name

My Commission Expires: 1/6/19

(SEAL)

Dean Forbes

Dean Forbes

Signature of Owner

Merisuzan Forbes

Merisuzan Forbes

Signature of Owner

Lot Number 16 in Saddle Ridge, Phase II

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, MARC B. LUTCAVAGE a Notary Public of the County and State aforesaid, certify that **Dean Forbes and Merisuzan Forbes**, of whose identity I have personal knowledge, personally appeared before me and acknowledged that the signature(s) on the record presented is/are his/her signature and that s/he voluntarily executed the foregoing instrument for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this 6th day of November, 2017.

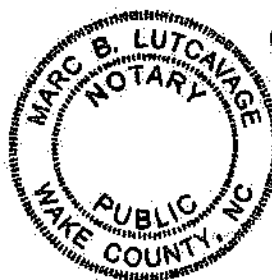
Marc B. Lutcavage

Notary Public

MARC B. LUTCAVAGE

Printed Notary Name

My Commission Expires: 5-26-2019



(SEAL)

Jeffrey Gillis

Jeffrey Gillis
Signature of Owner

Pamela Gillis

Pamela Gillis
Signature of Owner

Lot Number 15-R in Saddle Ridge, Phase II

STATE OF NORTH CAROLINA
COUNTY OF _____

I, _____ a Notary Public of the County and State aforesaid, certify that **Jeffrey Gillis and Pamela Gillis**, of whose identity I have personal knowledge, personally appeared before me and acknowledged that the signature(s) on the record presented is/are his/her signature and that s/he voluntarily executed the foregoing instrument for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this ____ day of _____, 2017.

Notary Public

Printed Notary Name

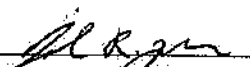
My Commission Expires: _____

(SEAL)

Brian J. Francis


Signature of Owner

Joel R. Myers


Signature of Owner

Lot Number 10 in Saddle Ridge, Phase II

STATE OF NORTH CAROLINA
COUNTY OF _____

I, _____, a Notary Public of the County and State aforesaid, certify that **Brian J. Francis and Joel R. Myers**, of whose identity I have personal knowledge, personally appeared before me and acknowledged that the signature(s) on the record presented are his signature and that he voluntarily executed the foregoing instrument for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this ____ day of _____, 2017.

Notary Public

Printed Notary Name

My Commission Expires: _____

(SEAL)

Joseph H. Meredith

Joseph H. Meredith

Signature of Owner

Glenette M. Meredith

Glenette M. Meredith

Signature of Owner

Lot Number 24R in Saddle Ridge, Phase II

STATE OF NORTH CAROLINA
COUNTY OF _____

I, _____ a Notary Public of the County and State aforesaid, certify that **Joseph H. Meredith and Glenette M. Meredith**, of whose identity I have personal knowledge, personally appeared before me and acknowledged that the signature(s) on the record presented is/are his/her signature and that s/he voluntarily executed the foregoing instrument for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this ____ day of _____, 2017.

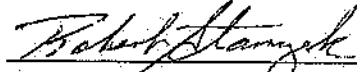
Notary Public

Printed Notary Name

My Commission Expires _____

(SEAL)

Robert Stanczak



Signature of Owner

Ann Maria Stanczak



Signature of Owner

Lot Number 21 in Saddle Ridge, Phase II

STATE OF NORTH CAROLINA
COUNTY OF _____

I, _____ a Notary Public of the County and State aforesaid, certify that **Robert Stanczak and Ann Maria Stanczak**, of whose identity I have personal knowledge, personally appeared before me and acknowledged that the signature(s) on the record presented is/are his/her signature and that s/he voluntarily executed the foregoing instrument for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this ____ day of _____, 2017.

Notary Public

Printed Notary Name

My Commission Expires: _____

(SEAL)

Leanne Davis Daniel

Leanne Davis Daniel

Signature of Owner

Lot Number 18 in Saddle Ridge, Phase II

STATE OF NORTH CAROLINA
COUNTY OF _____

I, _____ a Notary Public of the County and State aforesaid, certify that **Leanne Davis Daniel**, of whose identity I have personal knowledge, personally appeared before me and acknowledged that the signature(s) on the record presented is her signature and that she voluntarily executed the foregoing instrument for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this _____ day of _____, 2017.

Notary Public

Printed Notary Name

My Commission Expires: _____

(SEAL)

Samuel C. Blackwell

Samuel C. Blackwell

Signature of Owner

Carolyn G. Blackwell

Carolyn G. Blackwell

Signature of Owner

Lot Number 20R (formerly Lot 20) in Saddle Ridge, Phase II

STATE OF NORTH CAROLINA
COUNTY OF _____

I, _____ a Notary Public of the County and State aforesaid, certify that **Samuel C. Blackwell and Carolyn G. Blackwell**, of whose identity I have personal knowledge, personally appeared before me and acknowledged that the signature(s) on the record presented is/are his/her signature and that s/he voluntarily executed the foregoing instrument for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this ____ day of _____, 2017.

Notary Public

Printed Notary Name

My Commission Expires: _____

(SEAL)

Bobby R. Story

Bobby R. Story

Signature of Owner

Carolyn G. Story

Carolyn G. Story

Signature of Owner

Lot Number 26R in Saddle Ridge, Phase II

STATE OF NORTH CAROLINA
COUNTY OF _____

I, _____ a Notary Public of the County and State aforesaid, certify that **Bobby R. Story and Carolyn G. Story**, of whose identity I have personal knowledge, personally appeared before me and acknowledged that the signature(s) on the record presented is/are his/her signature and that s/he voluntarily executed the foregoing instrument for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this ____ day of _____, 2017.

Notary Public

Printed Notary Name

My Commission Expires: _____

(SEAL)

(NOTARY ACKNOWLEDGMENT NEXT PAGE)

Allison B. Hobbs

Allison B. Hobbs

Signature of Owner

Stanley E. Hobbs, Jr.

Signature of Owner

Barbara C. Addison

Signature of Owner

**Lot Number 12-R1 (formerly Lot 12 and Lot 12R) in Saddle Ridge,
Phase II**

STATE OF NORTH CAROLINA
COUNTY OF _____

I _____, a Notary Public of the County and State aforesaid, certify that **Allison B. Hobbs, Stanley E. Hobbs and Barbara C. Addison**, of whose identity I have personal knowledge, personally appeared before me and acknowledged that the signature(s) on the record presented is/are his/her signature and that s/he voluntarily executed the foregoing instrument for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this ____ day of _____, 2017.

Notary Public

Printed Notary Name

My Commission Expires: _____

(SEAL)

Ned Jefferson III



Signature of Owner

Lot Number 9 in Saddle Ridge, Phase II

STATE OF NORTH CAROLINA
COUNTY OF _____

I, _____ a Notary Public of the County and State aforesaid, certify that **Ned Jefferson III**, of whose identity I have personal knowledge, personally appeared before me and acknowledged that the signature(s) on the record presented is/are his/her signature and that s/he voluntarily executed the foregoing instrument for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this ____ day of _____, 2017.

Notary Public

Printed Notary Name

My Commission Expires: _____

(SEAL)

Vexter Delane Goss

Vexter Delane Goss

Signature of Owner

Sherry Ellington Goss

Sherry Ellington Goss

Signature of Owner

Lot Number 23 in Saddle Ridge, Phase II

STATE OF NORTH CAROLINA
COUNTY OF _____

I, _____, a Notary Public of the County and State aforesaid, certify that **Vexter Delane Goss and Sherry Ellington Goss**, of whose identity I have personal knowledge, personally appeared before me and acknowledged that the signature(s) on the record presented is/are his/her signature and that s/he voluntarily executed the foregoing instrument for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this ____ day of _____, 2017.

Notary Public

Printed Notary Name

My Commission Expires: _____

(SEAL)

I, Sarah G. Williams, a notary public of Wake County, North Carolina, certify that Billy Perry Hansley, Jr. personally appeared before me this day, and being duly sworn, certified that s/he is not a named party to the foregoing document, has no interest in the transaction, signed the foregoing Declaration and Road Maintenance Agreement for Saddle Ridge Subdivision, Phase II, as a subscribing witness, and either (i) witnessed the below-listed principals sign the foregoing document or (ii) witnessed the below-listed principals acknowledge their signature on the already-signed document.

Jeffrey GillisPamela GillisBrian J. FrancisJoel R. MyersJoseph H. MeredithElenette M. MeredithRobert StanczakAnn Maria StanczakLeanne Davis DanielSamuel C. BlackwellCarolyn G. BlackwellBobby R. StonyCarolyn G. StonyAllison B. HobbsNed Jefferson IIIVexter Delane GossSherry Ellington GossBilly Perry Hansley, Jr.

Signature of Witness to persons named above

Printed Name: Billy Perry Hansley, Jr.Witness my hand and official seal, this 27 day of October, 2017.Sarah G. Williams

Notary Public

Printed Name: Sarah G. Williams

Affix Seal Here

My Commission Expires:

5-26-19