

Prepared by and return to:
William Brumsey, III
BRUMSEY AND BRUMSEY, PLLC

NORTH CAROLINA
PERQUIMANS COUNTY

DECLARATION OF EASEMENT FOR INGRESS,
EGRESS AND UTILITIES

THIS DECLARATION, made and entered into this the ____ day of _____, 2026 by
CS RENEWABLES, LLC, A North Carolina Limited Liability Company, hereinafter called
“Declarant;”

W I T N E S S E T H:

WHEREAS, Declarant owns Lots 1 through 9, shown on a plat entitled in part “Exempt
Subdivision, CP Estates” recorded in Plat Book 5, Page 18, in the office of the Register of Deeds
of Perquimans County.

WHEREAS, Lots 1 through 3 as shown on the aforesaid plat will have access to State
Route 1317 (Camp Perry Road) over and across a 60 foot private easement as shown on the
aforesaid plat running along and inside of the Eastern line of Lots 1 through 2 shown on the
aforesaid plat;

WHEREAS, Lots 4 through 9 as shown on the aforesaid plat will have access to State
Route 1317 (Camp Perry Road) over and across a 60 foot private easement as shown on the
aforesaid plat running along and inside of the Northern line of Lots 5 through 9 shown on the
aforesaid plat;

WHEREAS, Declarant, by this Declaration binds itself and its successors and assigns to
provide all owners of the aforesaid Lots 1 through 3 a perpetual right of ingress, egress and
regress to SR 1317 over and across the sixty foot easement shown on the aforesaid plat recorded
in Plat Book 5, Page 18 extending from SR 1317 along and inside the Eastern line of Lots 1
through 2.

WHEREAS, Declarant also declares that the aforementioned 60 foot easements may also be used for the installation and maintenance of all utilities of every sort, kind and description. The owners of Lots 1 through 9 shall make no use of their respective properties that would impair or impede the installation and maintenance of utilities within the 60 foot easement.

NOW, THEREFORE, Declarant agrees for itself and any and all persons, firms or corporations hereinafter acquiring any of the property described in Article I below, that the same shall be subject to the following restrictions, conditions and covenants relating to the use and occupancy thereof, which restrictions, conditions and covenants shall run with said property and enure to the benefit of and be binding upon the heirs, successors and assigns of Declarant and other acquiring parties and persons.

ARTICLE I

The real property (the "Property") which is, and shall be held, transferred, sold and conveyed subject to this Declaration is located in Perquimans County, North Carolina and more particularly described as follows:

Lots 1 through 9, as shown and delineated on that certain plat entitled: "Exempt Subdivision, CP Estates, New Hope Township, Perquimans County," and recorded in Plat Book 5, Page 18 in the Perquimans County Register of Deeds.

ARTICLE II

Declarant, CS Renewables, LLC hereby grants unto itself and the future owners of Lots 1 through 9 of "CP Estates" shown on the plat recorded in Plat Book 5, Page 18 a non-exclusive easement for ingress, egress and regress along, over and across the 60 foot wide easement and right of way shown on the aforesaid plat and previously referred to in this document.

ARTICLE III

The roadways shall be maintained as reasonably passable in all weather conditions.

ARTICLE IV

All cost and expense of maintenance of the private easement servings Lots 1 through 3 shall be split equally among the three lots. The costs and expense of maintenance of the private easement serving Lots 4 through 9 shall be split equally among the owners of the five lots.

ARTICLE V

This agreement shall run with and be appurtenant to the land and shall be binding upon the heirs, successors and assigns of each record owner of the above-described Property, so long as the owner or owners of each lot continues ownership thereafter shall be responsible of each succeeding owners.

ARTICLE VI

For the purpose of these restrictions, the singular shall include the plural, the masculine shall include the feminine and neuter, and vice versa, as the meaning may require.

IN WITNESS WHEREOF, Declarant has caused this instrument to be signed on the day and year above written.

Declarant: CS RENEWABLES, LLC

_____(SEAL)
By: Tracy L. Swain, Member/Manager

_____(SEAL)
By: Walton H. Carter, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF CURRITUCK

I, Tracy Jo Jones, a Notary Public do hereby certify that Tracy L. Swain and Walton H. Carter, Members/Managers personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of CS Renewables, LLC and that by authority duly given and as an act of the entity, they signed the foregoing instrument in its name on its behalf as its act and deed for the purposes therein expressed.

Witness my hand and official stamp or seal this ____ day of _____, 2026.

_____(SEAL)
Notary Public

My commission expires: 10-29-2027