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2005065006

FOR REGISTRATION REGISTER OF DEEDS
REBECCA P. SMITH
NEW HANOVER COUNTY, NC
2005 NOV 01 04:47:51 PM
BK:4931 PG:22-27 FEE:\$26.00

INSTRUMENT # 2005065006

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
OF CYPRESS ISLAND, SECTION 14
AND SECTION 15
A PLANNED UNIT DEVELOPMENT

THIS DECLARATION, made this 25 day of Oct., 2005, by
CYPRESS GREEN, INC., a North Carolina corporation, hereinafter
referred to as the "Developer" and/or "Declarant":

WITNESSETH:

WHEREAS, Developer developed a tract of land known as Cypress
Island, Phase I, a Planned Unit Development and Cypress Island
Townhomes as shown on that map recorded in Map Book 36, Page 186
of the New Hanover County Registry;

WHEREAS, Developer developed a tract of land known as Cypress
Island, Section Two, a Planned Unit Development and Cypress Island
Townhomes as shown on that map recorded in Map Book 37, Page 382
of the New Hanover County Registry;

WHEREAS, the Declaration of Covenants and Restrictions of
Cypress Island, Phase I, a Planned Unit Development were recorded
by Developer in Book 2252, Page 533 of the New Hanover County
Registry;

WHEREAS, the Declaration of Covenants and Restrictions of
Cypress Island, Section Two, a Planned Unit Development were
recorded by Developer in Book 2348, Page 0021 of the New Hanover
County Registry;

WHEREAS, the Declaration of Covenants and Restrictions of
Cypress Island, Phase I and Section Two, were amended by
Developer, said amendment being recorded in Book 2403, Page 0600
of the New Hanover County Registry;

WHEREAS, the Declaration of Covenants and Restrictions of
Cypress Island, Section Three, a Planned Unit Development were
recorded by Developer in Book 2417, Page 0198 of the New Hanover

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County Registry;

WHEREAS, the Declaration of Covenants and Restrictions of Cypress Island, Section Four, a Planned Unit Development were recorded by Developer in Book 2485, Page 0496 of the New Hanover County Registry;

WHEREAS, the Declaration of Covenants and Restrictions of Cypress Island, Section Five, a Planned Unit Development were recorded by Developer in Book 2559, Page 0555 of the New Hanover County Registry;

WHEREAS, the Declaration of Covenants and Restrictions of Cypress Island, Section Seven, a Planned Unit Development were recorded by Developer in Book 2620, Page 0612 of the New Hanover County Registry;

WHEREAS, the Declaration of Covenants and Restrictions of Cypress Island, Section Six, a Planned Unit Development were recorded by Developer in Book 2630, Page 1012 of the New Hanover County Registry;

WHEREAS, the Declaration of Covenants and Restrictions of Cypress Island, Section Eight, a Planned Unit Development were recorded by Developer in Book 2675, Page 0417 of the New Hanover County Registry;

WHEREAS, the Declaration of Covenants and Restrictions of Cypress Island, Section Nine, a Planned Unit Development were recorded by Developer in Book 3275, Page 499 of the New Hanover County Registry;

WHEREAS, the Declaration of Covenants and Restrictions of Cypress Island, Section Ten, a Planned Unit Development were recorded by Developer in Book 3418 Page 747 of the New Hanover County Registry;

WHEREAS, the Declaration of Covenants and Restrictions of Cypress Island, Section Eleven, a Planned Unit Development were recorded by Developer in Book 3787, Page 200 of the New Hanover County Registry;

WHEREAS, the Declaration of Covenants and Restrictions of Cypress Island, Section Twelve, a Planned Unit Development were recorded by Developer in Book 4010, Page 974 of the New Hanover

County Registry;

WHEREAS, the Declaration of Covenants and Restrictions of Cypress Island, Section Thirteen, a Planned Unit Development were recorded by Developer in Book 4096, Page 640 of the New Hanover County Registry; and

WHEREAS, an Amendment to Declaration of Covenants, Conditions, Easements and Restrictions and By-Laws for Cypress Green, All Section was recorded in Book 4106 at Page 765

WHEREAS, the Articles of Incorporation for Cypress Island HOA, Inc. were recorded in Book 2252, Page 526 of the New Hanover County Registry;

WHEREAS, the By-Laws for Cypress Island HOA, Inc. were recorded in Book 2252, Page 550 of the New Hanover County Registry;

WHEREAS, the Declaration of Restrictions for Cypress Island Townhomes have been recorded in Book 2252, Page 569 of the New Hanover County Registry;

WHEREAS, the Articles of Incorporation for the Cypress Island Townhomes Association, Inc. have been recorded in Book 2252, Page 563 of the New Hanover County Registry;

WHEREAS, the By-Laws of the Cypress Island Townhomes Association, Inc. have been recorded in Book 2252, Page 574 of the New Hanover County Registry;

WHEREAS, the Developer is developing certain real estate located in New Hanover County, North Carolina, which is more particularly described as follows:

Lots 19 and 123R-2, CYPRESS ISLAND, Section 14 as shown on the map thereof recorded in Map Book 47 at Page 318 and Lots 35, 36, 37, 105 through 112, Section 15, CYPRESS ISLAND as shown in Map Book 48 at Page 106 all of the New Hanover County Registry, reference to which is hereby made for a more particular description.

NOW THEREFORE, Developer hereby declares, as follows:

1. Lots 119 and 123R-2, Cypress Island, Section 14 and Lots 35, 36, 37, 105 through 112, Section 15, CYPRESS ISLAND as shown in Map Book 48 at Page 106 shall be held, sold and conveyed subject to the Articles of Incorporation of Cypress Island HOA, Inc. recorded in Book 2252, Page 526 and the By-Laws of Cypress

Island HOA, Inc. recorded in Book 2252, Page 550, the Declarations of Restrictions of Cypress Island, Phase I, recorded in Book 2252, Page 533, the Declaration of Restrictions of Cypress Island Section Two recorded in Book 2348, Page 21, the Amendment to Declaration of Cypress Island Phase I and Section Two recorded in Book 2403, Page 600, the Declaration of Restriction of Cypress Island, Section Three recorded in Book 2417, Page 198, the Declaration of Cypress Island, Section Four recorded in Book 2485, Page 496 all of the New Hanover County Registry; the Declaration of Cypress Island, Section Five recorded in Book 2559, Page 555; the Declaration of Cypress Island, Section Seven, recorded in Book 2620, Page 612; and the Declaration of Cypress Island, Section Six, the Declaration of Cypress Island, Section Six, recorded in Book 2639, Page 1013; and the Declaration of Cypress Island, Section Eight recorded in Book 2675, Page 417, the Declaration of Cypress Island, Section Nine recorded in Book 3275, Page 499; Declaration of Cypress Island, Section Ten recorded in Book 3418, Page 747; Declaration of Cypress Island, Section Eleven recorded in Book 3787, Page 200, Declaration of Cypress Island, Section Twelve recorded in Book 4010, Page 974; Declaration of Restrictions for Section Thirteen recorded in Book 4096, Page 640; Amendment to Declaration of Covenants, Conditions, Easements and Restrictions and By-Laws for Cypress Green, All Sections ecoreded in Book 4106 at Page 765; the Declaration of Restrictions for Cypress Island Townhomes recorded in Book 2252, Page 569 and the Articles of Incorporation for the Cypress Island Townhomes Association, Inc. recorded in Book 2252, Page 563 all of the New Hanover County Registry, SAVE AND EXCEPT, those residences built as townhomes by Developer/Declarant shall be permitted to be built on slab foundations and may have a vinyl siding exterior.

Except as amended hereby, the Declaration of Covenants, Conditions and Restrictions of Cypress Island, all phases and sections as hereinabove referenced shall remain in full force and effect.

IN WITNESS WHEREOF, Declarant has caused this Declaration to be duly executed and sealed this 25 day of Oct, 2005.

CYPRESS GREEN, INC.

By: [Signature]
STEPHEN M. MILLER

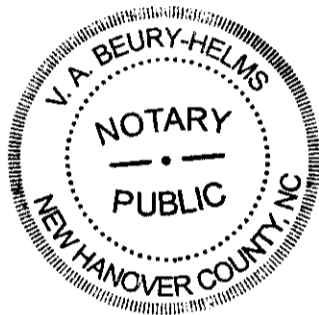
STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, the undersigned Notary Public in and for the County and State aforesaid do hereby certify that STEPHEN M. MILLER personally appeared before me this day and acknowledged that he is President of CYPRESS GREEN, INC., a North Carolina corporation, and acknowledged on behalf of CYPRESS GREEN, INC., the due execution of the foregoing instrument.

WITNESS my hand and notarial stamp or seal this the 25 day of Oct, 2005.

[Signature]
NOTARY PUBLIC

My Commission Expires: 8/5/09





REBECCA P. SMITH
REGISTER OF DEEDS, NEW HANOVER
216 NORTH SECOND STREET

WILMINGTON, NC 28401

Filed For Registration: 11/01/2005 04:47:51 PM
Book: RE 4931 Page: 22-27
Document No.: 2005065006
DECL 6 PGS \$26.00
Recorder: SCOTT, NANCY A

State of North Carolina, County of New Hanover

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PLEASE RETAIN WITH ORIGINAL DOCUMENT AND SUBMIT FOR RE-RECORDING.**

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