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NORTH CAROLINA
PASQUOTANK COUNTY

FILED in Pasquotank County, NC
on Aug 20 1998 at 03:00:46 PM
Dollie J. Summerour
Register of Deeds
SUPPLEMENTAL DECLARATION OF
RESTRICTIVE COVENANTS FOR
PEARTREE PLACE, SECTION C

This Supplemental Declaration of Restrictive Covenants for Peartree Place Subdivision, Section C, made this the 12th day of August, 1998, by HARVEY EUGENE MEADS and wife, SHIRLEY S. MEADS, hereinafter called Declarant;

W I T N E S S E T H:

THAT WHEREAS, the Declarant is the Developer of certain lands situate in Nixonton Township, Pasquotank County, North Carolina, shown and delineated as being Peartree Place Subdivision, Section C, on plat recorded in Map Book 19, at Pages 31 and 32, of the Pasquotank County Registry; and

WHEREAS, Declarant desires to supplement the Restrictive Covenants applicable to the lots situate within Section C of Peartree Place Subdivision; and

WHEREAS, Declarant desires to impose upon said lots the additional restrictions set forth herein, which said restrictions shall be binding upon all owners of lots within Section C, Peartree Place Subdivision, said restrictions being appurtenant to and running with the lands situate within Section C, Peartree Place Subdivision;

NOW, THEREFORE, Declarant hereby modifies the Restrictive Covenants applicable to Peartree Place Subdivision, Section C, which lots are delineated on plat recorded in Map Book 19, at Pages 31 and 32, of the Pasquotank County Registry, which Restrictive Covenants are hereby modified and supplemented as follows:

ONE: HOMEOWNERS' ASSOCIATION:

(a) Declarants will incorporate or will cause to be incorporated under the laws of the State of North Carolina a non-profit corporation named "Peartree Place Homeowners' Association" (hereinafter referred to as "Association").

(b) The owner of any lot or lots within Peartree Place, Section C, shall automatically be a member of the Association. Every person or entity who purchases an equitable interest or undivided equitable interest in any lot situate in Section C, Peartree Place, whether as land contract vendee or fee simple holder being subject to these restrictive covenants and to assessments by the Association, shall be a member of the Association, provided that any such person or entity who holds such interest merely as security for the performance of an obligation shall not be a member of the Association.

(c) Every owner of property within Peartree Place, Section C, by acceptance of any instrument of conveyance of property within said subdivision, whether or not such instrument or conveyance shall expressly provide therefore, shall be deemed to covenant and agree to pay to the Association.

1. Annual assessments or charges. There shall be an annual assessment or charge assessed by the Association in the initial amount of \$25.00 per lot, and the amount of such annual assessments may be modified and increased by the Association in such amounts as may be required to satisfy the requirements of these restrictive covenants, including but

not limited to, the inspection and maintenance of drainage and other facilities as required by the Pasquotank, Perquimans, Camden and Chowan District Health Department.

2. Special assessments. Special assessments may be approved by the Board of Directors of the Association as required to meet any requirements of the Pasquotank, Perquimans, Camden and Chowan District Health Department. The annual and special assessments, together with such interest thereon and costs of collection thereof as may be incurred, shall be a charge on the land and shall be a continuing lien upon the property against which such assessment is made. Each such assessment, together with such interest thereon and costs of collection thereof, shall also be the obligation of the person who was the owner of such property at the time when the assessment fell due. The assessments levied by the Association shall be levied exclusively for the purpose of meeting the requirements of the Pasquotank, Perquimans, Camden and Chowan District Health Department and other governmental authorities.

(d) The annual assessments shall be in the initial amount of \$25.00 per year for each lot, and may be increased and modified in such amounts as the Board of Directors of the Association shall from time to time determine appropriate.

Except as expressly modified herein, the terms and provisions of the Restrictive Covenants applicable to the lots within Section C, Peartree Place Subdivision, as recorded in the Pasquotank County Registry, shall remain and shall be in full force and effect.

Witness our hands and seals the day and year first above written.

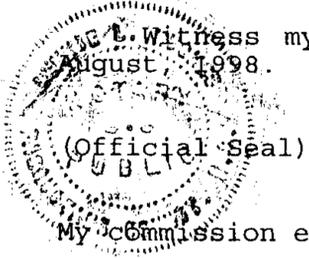
Harvey Eugene Meads (SEAL)
HARVEY EUGENE MEADS

Shirley S. Meads (SEAL)
SHIRLEY S. MEADS

STATE OF NORTH CAROLINA

COUNTY OF PASQUOTANK

I, Lennie L. Hughes, a Notary Public for Pasquotank County, State of North Carolina, do hereby certify that Harvey Eugene Meads and wife, Shirley S. Meads personally appeared before me this day and acknowledged the due execution of the foregoing instrument.



Witness my hand and official seal, this the 20th day of August, 1998.

Lennie L. Hughes
Notary Public

My commission expires:
July 31, 2000

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NORTH CAROLINA

PASQUOTANK COUNTY

The foregoing Certificate ~~(is)~~ of Lennie L. Hughes, a Notary Public of Pasquotank County, State of North Carolina, is
~~is/are~~ certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Walter J. Summerour Register of Deeds

BY: Wendell W. Dail Deputy ~~Assistant~~ Register of Deeds