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WAYNE COUNTY, NC
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Prepared by and return to:

Jeffrey D. McKinney
Bailey & Dixon, LLP
PO Box 1351
Raleigh, NC 27602

**STATE OF NORTH CAROLINA
COUNTY OF WAYNE**

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
HADLEY ACRES, PHASE TWO, NEW HOPE TOWNSHIP, WAYNE COUNTY, NORTH
CAROLINA**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HADLEY ACRES, PHASE TWO, NEW HOPE TOWNSHIP, WAYNE COUNTY, NORTH CAROLINA (the "Declaration") is made on this the 3rd day of September 2025 by BS2 ENDEAVOURS, LLC, a North Carolina limited liability company (the "Declarant").

WITNESSETH

WHEREAS, Declarant is the owner of certain property located in Wayne County, State of North Carolina, which is more particularly described herein but is known generally as "Hadley Acres, Phase Two Subdivision"; and

WHEREAS, Declarant desires to provide for the preservation and enhancement of the property values, amenities and opportunities in said community and for the maintenance of the properties and the improvements thereon, and to that end desires to subject the real property as described above, together with any and all such additions as may hereafter be made thereto, to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of said property and each owner thereof, as well as to create an organization to administer the rules of the Subdivision, which such Association shall have enforcement powers as so defined hereinafter, and which Declarant shall be initially responsible for the management of; and

WHEREAS, Declarant desires to create thereon a residential community of single-family homes and to impose easements, covenants, conditions and restrictions upon all of the Property.

NOW, THEREFORE, Declarant hereby declares that the Property hereinafter described shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of enhancing and protecting the value and desirability of, and which shall run with, the Property and be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I **DEFINITIONS**

Section 1. “Architectural Review Committee” shall be a committee composed of at least three members, all initially appointed by the Declarant, that shall approve or disapprove submitted plans and specifications for any improvements located on any part of the Property.

Section 2. “Association” shall mean and refer to Hadley Acres Phase 2 Homeowners Association, Inc., incorporated and organized under the laws of the state of North Carolina as a non-profit corporation.

Section 3. “Board of Directors” shall mean the elected body governing the Association as provided by North Carolina corporate law.

Section 4. “Builder” shall mean those persons or entities, who have been approved by Declarant in writing, that purchase Lots solely for the construction of dwellings to be occupied by others and that are properly licensed to act in such capacity. Currently, Adams Homes AEC, LLC, a South Carolina limited liability company, its successors and assigns, is hereby approved by Declarant as a “Builder”.

Section 5. “Common Property” or “Common Area” shall mean those certain portions of the Property (including any improvements thereon) owned by the Declarant or the Association for the common use and enjoyment of the Owners, hereinafter defined, including any landscaping. The Common Property shall include any easement rights, roadways or Rights-of-Way, mailbox kiosks, and any improvements constructed thereon. The Common Property shall also include any on-site stormwater control structures or series of engineered stormwater controls, including storm drains and sewers, stormwater detention ponds, drainage and/or watershed protection areas located within the Subdivision (other than such areas located solely within the boundary lines of any Lot) (collectively, the “Stormwater Management System”).

Section 6. “Declarant” shall mean and refer to BS2 Endeavours, LLC, a North Carolina limited liability company, its successors and assigns. Declarant shall have the right to assign all or a portion of any rights granted to the Declarant in this Declaration. Declarant shall also have the right to assign all or a portion of any obligations of the Declarant in this Declaration. In the event of a partial assignment of some, but not all of Declarant rights and/or obligations, the assignee shall not be deemed the Declarant, but may exercise those rights, and in such case, shall only be responsible for those obligations of Declarant assigned to it. Additionally, any partial assignee that does not assume all of the obligations of Declarant shall not be deemed the Declarant.

Section 7. “Declarant Development Period” shall mean and refer to that period of time during which: (i) the Declarant is the owner of any portion of the Property, including any Lot or

Common Area; (ii) Declarant is in any way involved in the maintenance of streets, landscaping, or Common Area; (iii) Declarant is in any way involved in the marketing of the Property through advertisements, signs, listings or providing an on-site real estate agent; or (iv) Declarant is providing funds to the Association.

Section 8. “Declaration” shall mean and refer to this Declaration of Covenants, Conditions and Restrictions for the Hadley Acres, Phase Two Subdivision, as it may be amended and supplemented (by Supplemental Declarations) from time to time as herein provided.

Section 9. “Entry Features” shall mean those portions of the Property upon which permanent identification signs or monuments shall be installed and erected by Declarant at various entrances of the Hadley Acres, Phase Two Subdivision.

Section 10. “Landscaped Right-of-Way” shall mean the medians and other areas within the public or private street rights-of-way within or adjoining the Property which are designated as Landscaped Rights-of-Way by the Declarant.

Section 11. “Lot” shall mean and refer to any numbered or lettered plot of land shown upon any recorded map of the Property, whether or not improvements are constructed thereon, which constitutes or will constitute, after the construction of improvements, a single-family dwelling site which is intended for residential purposes. The ownership of each Lot shall include, and there shall pass with each Lot as an appurtenance thereto, whether or not separately described, all of the right, title, and interest of an Owner in any Common Property as a member of the Association.

Section 12. “Lot in Use” shall mean and refer to any Lot on which a residential structure has been fully constructed and is being or to be occupied as a residence.

Section 13. “Mortgage” shall mean any mortgage, deed of trust, and any and all other similar instruments used for the purpose of encumbering property as security for the payment or satisfaction of an obligation.

Section 14. “Mortgagee” shall mean the holder of a Mortgage.

Section 15. “Owner” or “Lot Owner” shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Property, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 16. “Planned Community Act” shall mean Chapter 47F of the North Carolina General Statutes as may be amended.

Section 17. “Plat” shall mean the recorded Subdivision plat of the Property recorded in Plat Cabinet Q, Slide 5-B in the Wayne County Registry, or recorded in the public records of the county in which the Property is located, made subject to the terms hereof. Plats for future phases, if any, for lands annexed to the control of this Declaration shall be as referenced in the recorded annexation document for such future phase.

Section 18. “Person” means any natural person, corporation, joint venture, partnership, association, trust, limited liability company, or any other legal entity.

Section 19. “Property” shall mean and refer to that certain real property made subject to this Declaration, as defined in Exhibit A, and any and all other additional property hereinafter made subject to this Declaration.

Section 20. “Subdivision” or “Hadley Acres, Phase Two Subdivision” shall mean and refer to all Property, Lots, or Common Areas located in Hadley Acres, Phase Two Subdivision.

Section 21. “Supplemental Declaration” shall mean an addition or amendment to this Declaration which imposes additional or revised restrictions and obligations on the Property.

ARTICLE II

PLANNED COMMUNITY ACT

Declarant intends to create a planned community subject to the provisions of Chapter 47F of the North Carolina General Statutes. Nothing contained herein shall serve to limit any rights, procedures, enforcement mechanisms, or otherwise as provided in the North Carolina Planned Community Act (the “Planned Community Act”). However, if there is any conflict between the Planned Community Act and this Declaration, this Declaration shall control unless prohibited under the Planned Community Act.

ARTICLE III

PROPERTY; SUPPLEMENTAL DECLARATIONS

Section 1. Property made subject to Declaration. The Property made subject to this Declaration is described as follows:

SEE ATTACHED **EXHIBIT A**

The Property shall be owned, held, leased, transferred, sold, mortgaged and/or conveyed by Declarant and each Owner subject to this Declaration and the controls, covenants, conditions, restrictions, easements, development guidelines, charges and liens set forth herein.

Section 2. Supplemental Declaration. The Declarant reserves the right to subject the Property to additional covenants, restrictions, easements, uses, privileges, changes, assessments, liens, options, rights, terms and provisions as Declarant in its sole discretion may determine and/or to amend this Declaration as necessary in its sole discretion. Such an addition or revision shall not require any other Owner approval during the Declarant Development Period. Any Supplemental Declaration must be in writing and filed with Wayne County Register of Deeds Office.

ARTICLE IV

MEMBERSHIP AND VOTING RIGHTS

Section 1. Every Owner of a Lot shall be a Member of the Association and shall be subject to annual and/or other assessments. Membership shall be appurtenant to and may not be separated from ownership of a Lot which is subject to assessment. The Association shall be

established before any Lots are sold by Declarant.

Section 2. The Association shall have the following two classes of voting membership:

Class A. Class A Members shall be all Owners, with the exception of the Declarant and Builder, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any such Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote or a fractional vote be cast with respect to any Lot, and in no event shall fractional votes be allowed.

Class B. The Class B Members shall be Declarant and Builder and shall be entitled to six (6) votes for each Lot owned. The Class B membership shall cease and be converted to a Class A membership at the earliest of the following events:

- (1) When all the Lots that will ultimately be contained within the Subdivision and operated by the Association are conveyed to Owners, other than Builder or Declarant; or
- (2) When the Declarant makes the election, with the prior written consent and approval of all Builders, to give written notice to the Association of its decision to terminate Class B Membership.

Section 3. Dissolution of Association. The Association shall be dissolved upon the termination of the Declaration, or upon written assent given in writing and signed by not less than Eighty Percent (80%) of all votes of the Association as are allocated to the Lot Owners. A termination agreement shall be recorded. The Association may be guided by the laws as so established in N.C.G.S. 47F on the termination of the Association. Upon Dissolution or insolvency of the Association, or upon loss of ownership of the Common Areas (once such ownership has been acquired) by the Association for any reason whatsoever (except for exchange or dedication or conveyance of any part or all of the Common Area as allowed by this Declaration or by reason or merger and/or consolidation with the Common Area as allowed in this Declaration), any portion of the Common Area not under the jurisdiction of Wayne County and being maintained by the Association, shall be offered to Wayne County, or some other appropriate governmental entity or public agency (as determined by the Board) to be dedicated for public use for purposes similar to those to which the Common Area and such assets were required to be devoted as defined by the Association. Neither Wayne County nor any other governmental entity need to accept such conveyance for it to be valid. Once received by Wayne County or other governmental entity, such portion of the Common Area and assets shall be conveyed by deed by the Association to said entity, subject to the superior rights of the Owner of each Lot to an easement (if necessary) for reasonable ingress and egress to and from such Owners Lot and the public or private street(s) on which such Lot is located and subject to all other applicable rights of way and easements and to ad valorem property taxes subsequent to the date of conveyance. Should Wayne County try to refuse the offer of dedication and conveyance, the Association may transfer and convey such Common Area and assets to any nonprofit corporation, association, trust or other entity which is or shall be devoted to purposes and uses that would most near conform to the purposes and uses to which the Common Area was required to be devoted by this Declaration, such conveyance being made subject to the

rights of the Owners and other matters set forth above.

ARTICLE V
USE AND BUILDING RESTRICTIONS AND RULES

Declarant reserves the right from time to time to waive each section of this Article v provided that any waiver is to be in writing, signed by Declarant and recorded in the Wayne County Registry.

Section 1. General. This Article sets out certain use and building restrictions to which all Owners must comply. The Declarant may, from time to time, promulgate rules and regulations applicable to the use of the Property. Such rules and regulations shall be distributed to all Owners prior to the date that they are to become effective and shall thereafter be binding upon all Owners.

The Architectural Review Committee (the "ARC"), and any Owner shall have the power to file an injunction with the appropriate judicial authority to enforce all of the covenants and conditions contained in this Article.

The ARC has discretion to grant variances, except as prohibited by Wayne County regulations, to all use and building restrictions found in this Article so long as such discretion maintains and does not violate the overall aesthetic nature of the Subdivision and such a variance is obtained in writing signed by the ARC and recorded in the Wayne County Registry.

Section 2. Owner's Responsibility/Association Responsibility. All maintenance of the Lot and all structures, parking areas, landscaping, and other improvements thereon shall be the sole responsibility of the Owner thereof, who shall maintain such Lot in a manner consistent with this Declaration. Such maintenance shall include, without limitation, (i) the repairing and painting (or other appropriate external care) and otherwise caring for the dwelling and all other structures located on the Lot; (ii) the seeding, fertilizing and watering of all lawns and mowing, edging, clipping, sweeping, pruning, raking and otherwise caring for all lawns; (iii) the pruning and trimming of all trees, hedges and shrubbery so that the same are not obstructive of a view by motorists or pedestrians of street traffic, do not cause unsightly or unkempt conditions and do not trespass onto the property of others; and (iv) the maintenance, repair and painting of all fences on the Lot. If the Declarant (or Association, after expiration of the Declarant Development Period) determines that any Owner has failed or refused to discharge properly any of such Owner's obligations with regard to the maintenance, repair, or replacement of items for which such Owner is responsible hereunder, the Declarant/Association shall, except in an emergency situation, give the Owner written notice of the intent to provide such necessary maintenance, repair, or replacement at the Owner's sole cost and expense. The notice shall set forth with reasonable particularity the maintenance, repairs, or replacement deemed necessary. The Owner shall have ten (10) calendar days after receipt of such notice within which to complete such maintenance, repair, or replacement, or, if such maintenance, repair, or replacement is not capable of completion within a ten (10) calendar day period, to commence such work which shall be completed within a reasonable time. If any Owner does not comply with the provisions hereof, the Declarant/Association may provide any such maintenance, repair, or replacement at such Owner's

sole cost and expense. The remedies provided in this Section shall be in addition to, and not in lieu of, other remedies provided in this Declaration for a violation of the Declaration.

It shall be the responsibility of each Owner to prevent and correct unclean, unsightly or unkempt conditions of buildings or on Lots. All Lots shall be kept clean and free of garbage, junk, trash, debris, non-operable vehicles or apparatus and vehicles without valid and proper license plates and registration, and any substances and conditions that might contribute to an unsightly condition, health hazard or the breeding and habitation of snakes, rats or insects. "Lot" as used in this section also includes that portion of the Lot between the right of way and the pavement.

Common Areas and improvements thereon shown on the recorded Plat of the Property shall be maintained by the Association. The streets within the Properties shall be constructed to standards required for maintenance, dedication and acceptance for public use by NCDOT. Declarant shall remain responsible for any maintenance or repair necessary for any streets until conversion to Class A membership at which time the Association shall maintain and repair the streets until maintenance is formally accepted by NCDOT or other appropriate government entity. Lot Owners shall not alter drainage patterns and shall not interfere with or alter ditched sections along the streets and no drainpipes or culverts may be installed prior to acceptance of the streets by NCDOT or other appropriate government entity without the prior written approval of Declarant.

Section 3. Land Use and Building Type. Each Lot shall be used exclusively for single-family, non-transient, residential purposes and, except as allowed by the terms of this Declaration, no building or other structure shall be constructed, placed or allowed to remain on a Lot except one single-family dwelling, an attached or detached garage and an outbuilding or storage building which meets the requirements contained in this Declaration and any subsequent architectural guidelines. A home office may be maintained and business activities can be carried out within the dwelling as long as there is no sign or other evidence that any type of business activity is being carried on inside the dwelling. There are to be no retail business or commercial customers to a dwelling. There shall be absolutely no business activity carried on outside the residential dwelling. Provided, however, Declarant and Builder shall have the perpetual right to take such action reasonably necessary to transact any business necessary to consummate the development of the Subdivision and sales and re-sales of Lots, homes or other properties owned by Declarant or Builder or others outside of the Subdivision. This right shall include, but not be limited to, the right to maintain models, sales offices and parking associated therewith, have signs on any portion of the Subdivision, including Common Area, employees in the models and offices without the payment of rent or any other fee, and maintain offices in models and use of the Common Area to show Lots or homes. Declarant and Builder shall have all of the foregoing rights without charge or expense.

Notwithstanding the foregoing, the provisions in this Section shall in no way limit the ability of the Declarant to subject other subdivision property to additional covenants and/or restrictions.

Section 4. Architectural and Landscaping Standards. No exterior construction, alteration, addition, erection or landscaping of any nature whatsoever shall be commenced or placed upon any part of the Property, except such as is installed by Declarant, or as is approved in accordance with this Section, or as is otherwise expressly permitted herein. No exterior

construction, addition, erection, alteration or landscaping shall be made unless and until plans and specifications showing at least the nature, kind, shape, height, materials, color, texture and location shall have been submitted in writing to and approved by the ARC. Such plans must also be approved and a building permit obtained from the applicable governmental authorities if so required. Declarant reserves the right to approve any plans and specifications submitted by Builder to Declarant, which shall be in writing and signed by Declarant (“Builder Approval”). Builder Approval shall be deemed as a blanket approval that complies with all conditions, architectural standards, and design guidelines herein or supplemented hereafter. Furthermore, any Builder with Builder Approval shall not be subject to review or inspection by ARC or Association.

The initial ARC shall consist of three (3) members, all initially appointed by the Declarant. The ARC may employ architects, engineers, or other Persons as it deems necessary to enable the ARC to perform its review. The ARC may, from time to time, delegate any of its rights or responsibilities hereunder to one or more duly licensed architects or other qualified Persons, which shall have full authority to act on behalf of the committee for all matters delegated. Written design guidelines and procedures may be promulgated for the exercise of this review which guidelines may provide for a review fee charged to the applicant. During the Declarant Development Period, Declarant shall have the sole right to appoint all members of the ARC. Upon the expiration or earlier surrender in writing of such right, the Declarant shall turn full control of the ARC over to the Association.

If the ARC fails to approve or to disapprove submitted plans and specifications within sixty (60) calendar days after the completed plans and specifications have been submitted to it, the foregoing will be deemed approved. However, all activities commenced pursuant to such plans which have been deemed approved shall be consistent with such plans. In addition, no approval, whether expressly granted or deemed granted as provided herein, shall be inconsistent with this Declaration or any design guidelines promulgated hereunder unless a waiver or variance has been granted in writing.

As a condition of approval under this Section, each Owner, on behalf of such Owner and such Owner’s successors-in-interest, shall assume all responsibilities for maintenance, repair, replacement, and insurance to and on any change, modification, addition, or alteration made of a Lot. In the discretion of the ARC, an Owner may be made to verify such condition of approval by a recordable written instrument acknowledged by such Owner on behalf of such Owner or such Owner’s successors-in-interest. The ARC shall be the sole arbiter of such plans and may withhold approval for any reason, including purely aesthetic considerations, and it shall be entitled to stop any construction in violation of these restrictions. Any member of the ARC or its representatives shall have the right, during reasonable hours and after reasonable notice, to enter upon any property to inspect for the purpose of ascertaining whether or not these restrictive covenants have been or are being complied with. Such person or persons shall not be deemed guilty of trespass by reason of such entry. In addition to any other remedies available to the ARC, in the event of noncompliance with this Section, the ARC may record, in the appropriate public registry, a notice of violation naming the violating Owner and describing the Lot.

PLANS AND SPECIFICATIONS ARE NOT APPROVED FOR ENGINEERING OR STRUCTURAL DESIGN OR QUALITY OF MATERIALS AND BY APPROVING SUCH PLANS AND SPECIFICATIONS, NEITHER THE DECLARANT, THE ACC OR THE

MEMBERS THEREOF, NOR THE ASSOCIATION ASSUMES LIABILITY OR RESPONSIBILITY THEREFOR, OR FOR ANY DEFECT IN ANY STRUCTURE CONSTRUCTED FROM SUCH PLANS AND SPECIFICATIONS. NEITHER DECLARANT, THE ASSOCIATION, THE ARC, THE BOARD, NOR THE OFFICERS, DIRECTORS, MEMBERS, EMPLOYEES, AND/OR AGENTS OF ANY OF THEM SHALL BE LIABLE IN DAMAGES TO ANYONE SUBMITTING PLANS AND SPECIFICATIONS TO ANY OF THEM FOR APPROVAL, OR TO ANY OWNER OF PROPERTY AFFECTED BY THESE RESTRICTIONS BY REASON OF MISTAKE IN JUDGMENT, NEGLIGENCE, OR NONFEASANCE ARISING OUT OF OR IN CONNECTION WITH THE APPROVAL OR DISAPPROVAL OR FAILURE TO APPROVE OR DISAPPROVE ANY SUCH PLANS OR SPECIFICATIONS. EVERY PERSON WHO SUBMITS PLANS OR SPECIFICATIONS AND EVERY OWNER AGREES THAT SUCH PERSON OR OWNER WILL NOT BRING ANY ACTION OR SUIT AGAINST DECLARANT, THE ASSOCIATION, THE ARC, THE BOARD, OR THE OFFICERS, DIRECTORS, MEMBERS, EMPLOYEES, AND AGENTS OF ANY OF THEM TO RECOVER ANY DAMAGES AND HEREBY RELEASES, REMISES, QUITCLAIMS, AND COVENANTS NOT TO SUE FOR ALL CLAIMS, DEMANDS, AND CAUSES OF ACTION ARISING OUT OF OR IN CONNECTION WITH ANY JUDGMENT, NEGLIGENCE, OR NONFEASANCE AND HEREBY WAIVES THE PROVISIONS OF ANY LAW WHICH PROVIDES THAT A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS, DEMANDS, AND CAUSES OF ACTION NOT KNOWN AT THE TIME THE RELEASE IS GIVEN.

Section 5. Signs. No sign of any kind shall be erected by an Owner within the Property or Subdivision without the prior written consent of the ARC except (a) when offering a Lot or residence for sale or for lease, not more than one (1) professionally lettered "For Sale" or "For Rent" sign having a maximum area of four (4) square feet and a maximum height of four (4) feet above ground level, (b) professional security signs (c) any signs required by legal proceedings, and (d) signs erected by Declarant or Builder. Professionally lettered "For Sale" or "For Rent" signs may be attached to a post of not more than Five Feet, Six Inches (5'6") in height. Notwithstanding the foregoing, the ARC shall have the right to erect reasonable and appropriate signs. Declarant may elect to remove any sign not meeting the above qualifications without any advance notice to Owner and shall not be liable to Owner for such removal. Builder or Declarant, in its sole discretion, may install signs, banners, and other forms of signage on lots owned by Builder or Common Area for the purpose of advertising and promoting the sale of homes or lots within the Subdivision

Section 6. Vehicles/Garages. The term "vehicles" as used herein shall include, without limitation, motor homes, boats, trailers, motorcycles, minibikes, scooters, go-carts, trucks, campers, buses, vans, limousines and automobiles. All vehicles must be properly licensed, registered, inspected and otherwise kept in compliance with applicable governmental regulations. Vehicles shall not be allowed to park on any street within the Subdivision or on any portion of a Lot other than in the driveway or garage.

Notwithstanding the above, no towed vehicle, trailers, boat, boat trailer, recreational vehicle, motor home, mobile home, bus, trucks (except pick-up trucks or sport utility vehicles), commercial vehicles (including, without limitation, vehicles with commercial writing on their exteriors), go-cart or similar recreational vehicles shall be permitted on any Lot, except if kept in

an enclosed garage, for periods longer than forty-eight (48) consecutive hours (the intent of this provision is that the aforementioned vehicles may not be stored on a Lot except if in a garage and the temporary removal of such vehicle from a Lot to break the continuity of the forty-eight (48) consecutive hours shall not be sufficient to establish compliance with this restriction).

No vehicle may be left upon any portion of the Property or Subdivision, if it is unlicensed or if it is in a condition such that it is incapable of being operated upon the public highways unless said vehicle is located in the garage. Any such vehicle shall be considered a nuisance and may be removed from the Property or Subdivision.

No motorized vehicles shall be permitted on pathways or unpaved Common Property except for public safety vehicles and vehicles authorized by the Board.

Section 7. Leasing. Lots may be leased for residential purposes. All leases shall have a minimum term of at least twelve (12) months. All leases shall require, without limitation, that the tenant acknowledge receipt of a copy of the Declaration and Supplemental Declarations, if any and any rules and regulations promulgated by the Declarant or the Association. The lease shall also obligate the tenant to comply with the foregoing, and the lease shall provide that the violation of any provision of this Declaration and Supplemental Declarations, if any, shall be a breach of said lease, subjecting the tenant to termination of the lease and eviction. In addition, any violations of the covenants contained in this Declaration by the tenant or any person residing at the Lot shall be the responsibility of the Lot Owner.

Section 8. Occupants Bound. All provisions of the Declaration, Bylaws, and of any rules and regulations, use restrictions or design guidelines promulgated pursuant thereto which govern the conduct of Owners and which provide for sanctions against Owners shall also apply to all occupants even though occupants are not specifically mentioned.

Section 9. Animals and Pets. No animals, livestock, poultry, or exotic animal of any kind may be raised, bred, kept, or permitted on any Lot, except that not more than three (3) dogs, cats, or other usual and common household pets may be kept on a Lot. Notwithstanding the foregoing, those pets which, endanger the health, make objectionable noise, have a vicious or dangerous propensity, or constitute a nuisance or inconvenience to the Owners of any Lot or the owner of any property located adjacent to the Subdivision, must be removed. No pets shall be kept, bred or maintained for any commercial purpose. No household pet that has caused damage or injury may be walked in the Subdivision. If the Declarant or Association determines, in its sole discretion, that a pet endangers the health, makes objectionable noise, has a vicious or dangerous propensity, or constitutes a nuisance or inconvenience, either may issue a written notice to Owner that said pet must be removed from the Subdivision within ten (10) calendar days. If Owner does not remove said pet within the time limit provided in the notification, Declarant or Association may have the pet removed from the Subdivision by an animal control authority or other appropriate authority. The cost of such removal shall be the responsibility of Owner and shall be an assessment against the Lot of Owner.

No structure for the care, housing or confinement of any animal shall be constructed, placed or altered on any Lot unless plans and specifications for such structure have been approved by the ARC in accordance with this Declaration. A leash shall be used for all animals and pets which are

outside the confines of their house or a fenced-in area.

Section 10. Nuisance. It shall be the responsibility of each Owner and Occupant to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on such Owner's Lot. No property within the Subdivision shall be used, in whole or in part, for the storage of any property or thing that will cause such Lot to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property. No noxious or offensive activity shall be carried on within the Subdivision, nor shall anything be done tending to cause embarrassment, discomfort, annoyance, or nuisance to any Person using any property within the Subdivision. There shall not be maintained any plants or animals or device or thing of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Lots or property within the subdivision. Without limiting the generality of the foregoing, no speaker, horn, whistle, siren, bell, amplifier or other sound device, except such devices as may be used exclusively for security purposes, shall be located, installed or maintained upon the exterior of any Lot unless required by law.

It shall be the responsibility of each Owner to timely address the removal of debris and/or rebuilding of a dwelling or structure in the event of damage caused by fire, storm, or other occurrence. If Owner does not begin the removal of debris and/or reconstructing within sixty (60) days of said occurrence, the Declarant and/or Association may remove any debris, the costs of which shall be the responsibility of Owner and shall be collected as an assessment, so as to return the Lot to a neat and clean appearance; provided, however, there shall be no removal of any debris if prohibited by an applicable governmental authority, on-going investigation or law.

Section 11. Unsightly or Unkempt Conditions. The pursuit of hobbies or other activities, including specifically, without limiting the generality of the foregoing, the assembly and disassembly of motor vehicles and other mechanical devices, which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken in any part of the Property or Subdivision except in an enclosed garage.

Section 12. Antennas. The ARC may issue rules regarding the erection of exterior antennas, including, without limitation, satellite dishes; provided such rules do not prevent reception of acceptable quality signals or cause an unreasonable delay or cost. Unless screened and located in the rear of the home to provide minimum visual impact on neighboring properties and so as to be unseen from the streets, no exterior antennas of any kind, including without limitation, satellite dishes, shall be placed, allowed, or maintained upon any portion of the Property or Subdivision, including any Lot; provided such screening and location do not prevent reception of acceptable quality signals or cause an unreasonable delay or cost. In no event shall any such antenna or satellite dish in excess of one (1) meter in size be permitted in the Property or Subdivision except if installed by the Declarant as provided in this Section. Declarant shall have the right (but shall not be obligated), to erect a master antenna, satellite dish or other similar master system for the benefit of the Property or Subdivision. Each Owner acknowledges that this provision benefits all Owners and each Owner agrees to comply with this provision despite the fact that the erection of an outdoor antenna or similar device would be the most cost-effective way

to transmit or receive the signals sought to be transmitted or received.

Section 13. Tree Removal. No trees that are more than four (4) inches in diameter (twelve and one-half (12 1/2) inches in circumference) at a point four and one-half (4 1/2) feet above the ground shall be removed without the prior written consent of the ACC except (a) dead or diseased trees, (b) trees that are located within ten (10) feet of a drainage area, a septic field, a sidewalk, a residence or a driveway, (c) trees removed by Declarant or Builder, or (d) trees removed during the construction of the original dwelling on a Lot.

Section 14. Drainage. Catch basins and drainage areas are for the purpose of natural flow of water only. No obstructions or debris shall be placed in these areas. No Owner or occupant may obstruct or re-channel the drainage flows after location and installation of drainage swales, storm sewers, or storm drains. During the Declarant Development Period, Declarant hereby reserves for the benefit of Declarant and the Association, if any, and their respective successors and assigns (perpetually) an easement across the Property and Subdivision property for the purpose of altering drainage and water flow. Rights exercised pursuant to such reserved easement shall be exercised with a minimum of interference to the quiet enjoyment of affected property or Lots, reasonable steps shall be taken to protect such property, and damage shall be repaired by the Person causing the damage at its sole expense.

Section 15. Sight Distance at Intersections. All property located at street intersections shall be landscaped so as to permit safe sight across the street corners. No fence, wall, hedge, or shrub planting shall be placed or permitted to remain where it would create a traffic or sight problem.

Section 16. Garbage Cans, Woodpiles, Etc. All garbage cans, woodpiles, swimming pool pumps, filters and related equipment and other similar items shall be located or screened so as to be concealed from view of neighboring streets and property; provided, however, if rubbish, garbage or any other form of solid waste is to be disposed of by being collected on a regular and recurring basis, containers may be placed in the open on the evening before a pick-up is to be made as necessary to provide access to persons making such pick-up. All rubbish, trash, and garbage shall be regularly removed (no less frequently than weekly) and shall not be allowed to accumulate. Trash, garbage, debris, or other waste matter of any kind may not be burned within the Property or Subdivision except by Declarant or Builder during the original construction on a Lot.

Section 17. Subdivision of Lot. No Lot shall be subdivided or its boundary lines changed except with the prior written approval of the ARC and appropriate governmental entity. Declarant, however, hereby expressly reserves the right to re-plat any Lot or Lots owned by Declarant for as long as Declarant has the right unilaterally to annex additional property to the Property pursuant to Article VI and Article VIII of this Declaration. Any such division, boundary line change, or re-platting shall not be in violation of the applicable subdivision and zoning regulations and shall not constitute a violation of the Declaration.

Section 18. Firearms, Hunting Prohibited. The use or discharge of firearms in the Subdivision is prohibited unless such firearm is used or discharged as a means of self-defense. The term “firearms” includes without limitation “B-B” guns, pellet guns, bows and arrows, sling shots and small firearms of all types. There shall be no discharging of firearms, guns or pistols of any

kind, caliber, type or method of propulsion; and no target practice or hunting of any type shall be carried on or conducted on the Subdivision.

Section 19. Fences and Party Walls. No fence or fencing type barrier of any kind shall be placed, erected, allowed, or maintained upon any portion of the Property or Subdivision, including any Lot, without the prior written consent of the ARC. The ARC may issue guidelines detailing acceptable fence styles or specifications, but all such fences or fencing type barriers must be made of material approved by the ARC and in no event may an uncoated chain link or barbed wire fence be approved. Each wall or fence built as a part of the original construction on the Lots which shall serve and separate any two (2) adjoining Lots shall constitute a party wall or fence and, to the extent not inconsistent with the provisions of this Section, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto. The cost of reasonable repair and maintenance of a party wall or fence shall be shared by the Owners who make use of the wall or fence in equal proportions. If a party wall or fence is destroyed or damaged by fire or other casualty, then to the extent that such damage is not covered by insurance and repaired out of the proceeds of insurance, any Owner who has used the wall may restore it, and if the other Owner or Owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in equal proportions without prejudice, however, to the right of any such Owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions. Any Owner performing any such repair or restoration shall have the right to go upon the adjoining Lot(s) to the extent necessary to perform such repair or restoration. Such repair or restoration shall be done expeditiously and upon completion, such Owner shall restore the adjoining Lot to as near the same condition which prevailed on it before the commencement of such repair and restoration as is reasonably possible. The right of any Owner to contribution from any other Owner under this Section shall be appurtenant to the land and shall pass to such Owner's successors-in-title.

Section 20. Utility Lines. Except as may be permitted by the ARC, no overhead utility lines, including lines for cable television, shall be permitted within the Property or Subdivision, except for temporary lines as required during construction and lines installed by or at the request of Declarant.

Section 21. Air-Conditioning Units. No window air conditioning units may be installed except as may be permitted by the ARC, but in no event shall a window air conditioning unit be installed in any dwelling so as to be visible from the front of any Lot or any adjoining street.

Section 22. Lighting & Power. Except as may be permitted by the ARC, exterior lighting visible from the street shall not be permitted except for (a) approved lighting as originally installed on a Lot; (b) one decorative post light, (c) street lights in conformity with an established street lighting program for the Property or Subdivision which may be established by the Declarant or Association and may be billed individually to Lot owners by the utility provider; (d) seasonal decorative lights from Thanksgiving to the following New Year's Day; or (e) front house illumination of model homes.

Declarant reserves the right to subject the property in the Subdivision to a contract with the applicable utility providers for the installation of underground electric cables and/or the installation of street lighting, either or both of which may require an initial payment

and/or a continuing monthly payment to the applicable utility providers by each residential customer.

Section 23. Artificial Vegetation, Exterior Sculpture, Exterior Statuary and Similar Items. No artificial vegetation or plastic animal decorations, such as pink flamingos, etc., shall be permitted on the exterior of any property. Exterior sculpture, fountains, flags, bird baths, bird houses, and similar items must be approved by the ARC.

Section 24. Energy Conservation Equipment. No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed unless they are an integral and harmonious part of the architectural design of a structure, as determined in the sole discretion of the ARC.

Section 25. Swimming Pools. No swimming pool or outside jacuzzi or hot tub shall be constructed, erected or maintained upon any Lot without the prior written consent of the ARC, and in no event shall any above-ground swimming pool be permitted.

Section 26. Gardens and Play Equipment. No vegetable garden, hammock, statuary or play equipment (including, without limitation, basketball goals which are allowed to be erected beside the driveway) be constructed, erected or maintained upon any front area of any Lot unless the type and location thereof has been previously approved by the ARC.

Section 27. Mailboxes. There shall be a mailbox kiosk as approved by Declarant pursuant to North Carolina law. The mailbox kiosk shall be located within the Subdivision at a place and size as determined by the Declarant for the benefit of all Owners within the Subdivision. Pursuant to policy established by the United States Postal Service, Lot Owners shall receive and send mail via Centralized Box Units (CBUs) to be installed by the Declarant and maintained by the Association.

Section 28. Exteriors. All exterior finishes and colors must be approved by the ARC. Any change to the exterior color, finish or texture of any improvement located on a Lot, including, without limitation, the dwelling, the roof on any dwelling or any fence, must be approved by the ARC.

Section 29. Chimneys. Prefabricated fireplaces shall be allowed as long as the chimney does not extend beyond the main ridge of the roof of the dwelling. If such chimney does extend beyond the main ridge of the roof of the dwelling, such chimney must be solid masonry construction.

Section 30. Clotheslines. No exterior clotheslines of any type shall be permitted upon any Lot.

Section 31. Entry Features. Owners shall not alter, remove or add improvements to any entry features constructed by Declarant on any Lot, or any part of any easement area associated therewith without the prior written consent of the ARC. Neither Builder nor the Association shall be responsible for any cost(s) associated with the construction of Entry Features.

Section 32. Window Treatments. No foil or other reflective materials shall be used on

any windows for sunscreens, blinds, shades or for any other purpose.

Section 33. Fuel or Water Tanks. No fuel tanks or water tanks shall be stored or maintained upon any Lot in such a manner as to be visible from any street or road or from any other Lot, unless used by Declarant in the ordinary course of developing the Property or Subdivision.

Section 34. Outbuildings and Similar Structures. No outbuilding, storage building or similar structure shall be erected, placed or allowed to remain on any Lot except those which are incidental to residential use, are constructed of the same or substantially identical materials as the residential dwelling on the Lot, are architecturally compatible with the residential dwelling on the Lot, are located no closer to the front boundary line of the Lot than the rear wall of the single-family residence located on the Lot and no closer to any side boundary line of a Lot than the applicable building setback requirements, and which have otherwise been approved by the ARC.

Section 35. Erosion Control. No activity which may create erosion or siltation problems shall be undertaken on any Lot without the prior written approval of the ARC of plans and specifications for the prevention and control of such erosion or siltation. The ARC may, as a condition of approval of such plans and specifications, require the use of certain means of preventing and controlling of such erosion or siltation.

Section 36. Insurance. Nothing shall be kept, and no activity shall be conducted on the Property which will increase the rate of insurance applicable to residential use for the Property or any Lots. No Owner shall do or keep anything, nor cause or allow anything to be kept, on his/her Lot or on the Common Property which will result in the cancellation of insurance on any portion of the Property, or Lots therein, or which will be in violation of any law, ordinance or regulation. No waste shall be committed on any portion of the Common Property.

Section 37. Independent Covenants. Each and every covenant and restriction contained herein shall be considered to be an independent and separate covenant and agreement, and in the event any one or more of said covenants or restrictions shall, for any reason, be held to be invalid, or unenforceable, all remaining covenants and restrictions shall nevertheless remain in full force and effect.

Section 38. Dwelling Setback Lines. No dwelling shall be located on any Lot nearer to the front Lot line or nearer to the side street line than the minimum building setback lines as shown on the Plat of the Subdivision recorded in the Wayne County Registry.

Section 39. Square Footage. Any dwelling erected on a Lot shall contain a minimum enclosed dwelling area of 1400 square feet above ground. The term “enclosed dwelling area” as used in this Section shall mean the total enclosed area within a dwelling subject to both heating and cooling; provided, however, that the term specifically does not include garages, basements, terraces, porches, decks, stoops and like areas regardless of heating or cooling. Variances of these square footage requirements may be granted by the Declarant and/or ARC.

Section 40. Height and Accessory Building. No structure, except as provided herein shall be erected, altered, placed or permitted to remain on any detached single-family residential Lot other than a detached single-family dwelling not to exceed two and one-half (2 1/2) stories in height exclusive of the basement. A garage and a small accessory building may also be permitted

on the Lot, provided, the use of such dwelling or accessory building does not in the opinion of the ARC overcrowd the site. Such accessory building may not be constructed prior to the construction of the primary dwelling nor without the approval of the ARC.

Section 41. Rights Reserved for Declarant and Builder. The provisions of this Declaration shall not be applicable to prevent or hinder the activities of Declarant or Builder in: (1) marketing the Subdivision, which includes, but not limited to, signage, parking facilities, or use of model homes, (2) operating sales and construction offices, (3) developing the Property, or (4) constructing residential dwellings. Declarant reserves an easement for itself and for Builder, and their nominees, over, upon, across, and under the Subdivision as may be required in connection with the development of the Subdivision, and other lands designated by Declarant and/or Builder, and to promote or otherwise facilitate the development, construction and sale and/or leasing of Lots, single-family dwellings, any portion of the Subdivision (excluding any land leases relating to the Common Area), and other lands designated by Declarant and/or Builder. Without limiting the foregoing, Declarant specifically reserves for itself and for Builder the right to use all paved roads and rights of way within the Subdivision for vehicular and pedestrian ingress and egress to and from construction sites. Specifically, each Owner acknowledges that construction vehicles and trucks may use portions of the Common Area. Furthermore, an easement or easements for ingress and egress is reserved in favor of Declarant, the Association, and Builder(s) (collectively, the “Grantees”) to enter upon Lots or Common Areas necessary for purposes of construction, repairing or addressing any issues identified by the governing authority over the Subdivision within ten (10) years of Plat approval of the Subdivision. Such easement detailed herein creates a right in favor of Grantees, but shall in no way be deemed to impose an obligation unto Grantees for the construction, repairing or addressing of any issues that may materialize. Without limiting the foregoing, at no time shall Declarant and/or Builder be obligated to pay any amount to Association on account of Declarant’s and/or Builder’s use of the Common Area. Declarant and Builders intend to use the Common Area for sales of Lot and single-family dwellings. Further, Declarant and/or Builders may market other residences and properties located outside of the Subdivision from Declarant’s and/or Builder’s sales facilities located within the Subdivision. Declarant and Builder have the right to use all portions of the Common Areas in connection with their marketing activities, including without limitation, allowing members of the general public to inspect model homes, installing signs and displays, holding promotional parties, picnics and similar events, and using the Common Area for every other type of promotional or sales activity that may be employed in the marketing of single-family dwellings. The easements created by this Section 41, and the rights reserved herein in favor of Declarant and Builder, shall be construed as broadly as possible and supplement the rights of Declarant and Builder set forth in this Declaration. At no time shall Declarant and/or Builder incur any expense whatsoever in connection with its use and enjoyment of such rights and easements.

ARTICLE VI **RIGHTS RESERVED FOR DECLARANT**

Notwithstanding anything contained herein to the contrary, during the Declarant Development Period, Declarant expressly reserves the right to (i) subject additional property to this Declaration by the method described herein; (ii) reasonably amend this Declaration without the consent of any Owners or Members; (iii) select, appoint and remove members of the Architectural Review Committee who need not be Members of the Association; (iv) select, appoint

and remove the Officers and the Board of Directors of the Association who need not be Members of the Association. The Declarant may waive or assign any of the rights reserved herein to a Member, a non-Member, another entity (such as a management company) or the Association.

The Declarant Development Period shall automatically terminate when all of the Lots that will ultimately be contained within the Subdivision and operated by the Association are conveyed to Owners, other than Builder. At any time, Declarant may terminate, with the consent of Builder, the Declarant Development Period by executing a Notice of Termination of Declarant Development Period and assigning all rights reserved herein to the Association. The Notice of Termination of Declarant Development Period shall be effective when filed in the Wayne County Registry.

ARTICLE VII

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. Each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, late charges, costs, and reasonable attorneys' fees shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, late charges, costs, and reasonable attorneys' fees shall also be the personal obligation of the person(s) who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to an Owner's successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the welfare of the residents in the Property, for the improvement and maintenance of the Common Area, including Entry Features and Recreational Facilities, for the establishment of adequate reserves for the replacement of capital improvements, if any, located within the Common Area, for the payment of insurance premiums for contracts of hazard and liability insurance on the Common Area, for the payment of local ad valorem taxes or governmental charges, if any, on the Common Area, for annual funding of the stormwater escrow account set forth in Section 3.2 herein (add this language if applicable), and for any other major expense for which the Association is responsible, and for such other needs as may arise. The Association itself is responsible for ensuring proper liability insurance is always in effect, maintenance of all recreational facilities is being done properly, landscaping of common areas is being performed, and all local taxes, if any, have been properly paid on time.

Section 3. Budget and Reserves. The Association shall establish and maintain adequate reserve funds for the periodic maintenance, repair and replacement of improvements to the Common Area and those other portions of the property which the Association may be obligated to maintain by the Declarant or these Declarations.

Section 3.1. Compliance with Stormwater Operation & Maintenance Agreement and Stormwater Operation and Maintenance Plan. For so long as Declarant owns any

portion of the Property, Declarant shall continuously operate and maintain the Stormwater Management System as required by any applicable Operation and Maintenance Agreement (the "O&M Agreement") entered into between Declarant and Wayne County or any other local municipality, as applicable, and in accordance with the methods set forth in any applicable Stormwater Operations, Maintenance Manual and Budget for the Subdivision (the "O&M Plan"). The O&M Agreement shall be binding upon all subsequent owners of any Property served by the Stormwater Management System.

At such time that Declarant is no longer the owner of any portion of the Property, including any Lot or Common Area, and the Common Area, including the Stormwater Management System, has been conveyed from Declarant to the Association, the Association shall enter into an O&M Agreement with Wayne County or any other local municipality, as applicable, containing substantially the same terms and conditions as the O&M Agreement. The Association shall then continuously operate and maintain the Stormwater Management System as required by the O&M Agreement entered into between the Association and Wayne County or any other local municipality, as applicable, and according to the specifications laid out in the O&M Plan. Such O&M Agreement entered into between the Association and Wayne County or other local municipality, as applicable, will be binding upon all subsequent owners of any Property served by the Stormwater Management System.

The representatives or agents of Wayne County or such other local municipality, as applicable, shall have a right of entry upon the Property in the event the Stormwater Administrator has reason to believe it has become necessary to inspect, monitor, maintain, repair, or reconstruct the Stormwater Management System; however, in no case shall the right of entry, of itself, confer an obligation on Wayne County or such other local municipality, as applicable, to assume responsibility for the Stormwater Management System. Wayne County or such other local municipality, as applicable, has the right to recover from the Association and its members any and all costs Wayne County or such other local municipality, as applicable, expends to maintain or repair the Stormwater Management System or to correct any operational deficiencies.

Section 4. Assessment Amount and Due Date. Until December 31st of the year immediately following the conveyance of the first Lot to an Owner, other than Declarant or Builder, the maximum annual assessment shall be Two Hundred Fifty Dollars (\$250.00) for each Lot, which shall be collected and prorated as against the Owner upon closing and issuance of the Certificate of Occupancy. No late fee may be assessed in excess of ten percent (10%) of the amount owed for delinquent assessments, together with interest thereon as provided for in Section 8 below. Neither Declarant nor any Builder shall pay any assessments, owner's dues or fees whatsoever on the Lots.

From and after December 31st of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased by not more than ten (10%) percent over the prior year's assessment by the Declarant during the Declarant Development Period and thereafter by the Board of Directors of the Association without a vote by the Members. On and after December 31st of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased by more than ten (10%) percent

above the prior year's assessment by a vote of two-thirds (2/3rds) of the appropriate and affected class of Members who are voting in person or by proxy, at a meeting duly called for this purpose.

Section 5. Special Assessments for Capital Improvements. In addition to the annual assessments for Common Expenses authorized above, the Board may levy in an assessment year, a special Assessment for unanticipated expenses not included within the budget and not reserves, as long as the Declarant is exercising its rights under the provisions hereof, not to pay assessments. Meetings for special purpose of considering special assessments shall be held only after due notice to the Owners mailed not less than thirty (30) days prior to the date of the meeting. Neither Declarant nor any Builder shall pay any special assessments for capital improvements.

Section 6. Notice and Quorum for any Action Authorized Under Sections 4 and 5. Written notice of any meeting called for the purpose of taking any action authorized under Section 4 or 5 or this Article shall be sent to all Members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of Members or of proxies entitled to cast at least sixty percent (60%) of all the votes of each appropriate and affected class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 7. Uniform Rate of Assessment. Maximum assessments must be fixed at a uniform rate for all Lots; provided, however, annual and special assessments for all Lots owned by Declarant and Builder shall not be assessed unless and until dwellings are occupied by residents.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of ten percent (10.0%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the same for such delinquent assessment, interest, late charges, costs, management fee and reasonable attorneys' fees of any such action, or foreclose the lien against the Lot, which shall become a lien as against the property. For purposes of this Section 8, the amount of delinquent assessment, plus accrued interest and late charges shall be considered evidenced by this Section 8 and, therefore, evidence of indebtedness shall exist hereby. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

Section 10. Working Capital Fund. Upon each and every transfer or conveyance of title to a Lot after it has been improved with a dwelling for which a certificate of occupancy has been

issued, a working capital contribution in the amount of Two Hundred Dollars (\$200.00), which amount may be increased or decreased from time to time by the Board in its sole discretion, shall be collected from the new Owner at the closing of such transaction and disbursed to the Association; or if not collected at closing, shall be paid immediately upon demand to the Association.

Section 11. Budget Deficits During Class B Membership. For so long as Declarant or Builder are Class B members, Declarant or Builder may, but shall have no obligation to: (a) advance funds or contributions of services or materials or a combination of services and materials, rather than money (herein collectively called and “in kind contribution”), or a combination of these, to the Association sufficient to satisfy the deficit, if any, between the actual operating expenses of the Association (but specifically not including an allocation for capital reserves), and the sum of the general, special and specific Assessments collected by the Association in any fiscal year (such advances shall be evidenced by promissory notes from the Association in favor of the party advancing such funds); or (b) cause the Association to borrow such amount from a commercial lending institution at the then prevailing rates for similar loans in the local area of the Subdivision; provided, however, no mortgage secured by the common area or any of the structures or improvements maintained by the Association shall be given in connection with such loan without the consent of the Owners entitled to cast two thirds (2/3) of the total eligible votes present and voting, in person or by proxy, at a duly called meeting at which a quorum is present.

ARTICLE VIII **ANNEXATION OF PROPERTY**

As the owner thereof or, if not the owner, with the consent of the owner thereof, Declarant shall have the unilateral right, privilege, and option from time to time at any time until ten (10) years after the recording of this Declaration to annex and subject such additional real property which is contiguous to the boundary of the Property, to the provisions of this Declaration or any Supplemental Declaration thereto, by filing for record in the public registry of the county in which the property to be annexed is located a Supplemental Declaration describing the property being subjected. Any such annexation shall be effective upon the filing for record of such Supplemental Declaration unless otherwise provided therein. As long as covenants applicable to the real property previously subjected to this Declaration are not changed and as long as rights of existing Owners are not adversely affected, Declarant may include additional restrictions and limitations affecting any such annexed real property.

ARTICLE IX **EASEMENTS**

Section 1 Easements for Use and Enjoyment. Every Owner of a Lot shall have a right and easement of ingress and egress, use and enjoyment in and to the Common Property, which shall be appurtenant to and shall pass with the title to such Lot. Any Lot Owner may extend such Owner’s right of use and enjoyment granted hereunder to the members of such Owner’s family and to such Owner’s tenants and social invitees, as applicable.

Section 2. Easements for Utilities. There is hereby reserved to Declarant a blanket

easement upon, across, above and under all property within the Property and Subdivision for access, ingress, egress, installation, repairing, replacing, and maintaining all utilities serving the Property or Subdivision or any portion thereof, including, but not limited to, gas, water, sanitary sewer, telephone and electricity, as well as storm drainage and any other service such as, but not limited to, a master television antenna system, cable television system, or security system which Declarant might decide to have installed to serve the Property or Subdivision. It shall be expressly permissible for Declarant, or the designee of the Declarant, to install, repair, replace, and maintain or to authorize the installation, repairing, replacing, and maintaining of such wires, conduits, cables and other equipment related to the providing of any such utility or service. Should any party furnishing any such utility or service request a specific license or easement by separate recordable document, the Declarant shall have the right to grant such easement. Within any easements for the installation and maintenance of utilities and drainage facilities shown on a recorded plat of any portion of the Property or Subdivision, 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, or which may change the direction or flow of drainage channels in the easements, or which may obstruct or retard the flow of waters through drainage channels in the easements.

Section 3. Easement for Entry. In addition to the right of the Declarant to exercise self-help as provided herein, the Declarant shall have the right, but shall not be obligated, to enter upon any part of the Property for emergency, security, and safety reasons, which right may be exercised by a property manager, and all policemen, firemen, ambulance personnel, and similar emergency personnel in the performance of their respective duties. Except in an emergency situation, entry shall only be during reasonable hours and after notice to the Owner, and the entering party shall be responsible for any damage caused. This right of entry shall include the right of the Declarant to enter to cure any condition which may increase the possibility of a fire, slope erosion, or other hazard in the event an Owner or occupant fails or refuses to cure the condition upon request by the Declarant.

Section 4. Easement for Entry Features. There is hereby reserved to Declarant an easement for ingress, egress, installation, construction, landscaping and maintenance of Entry Features, signs and similar streetscapes for the Property or Subdivision, over and upon each Lot in the Subdivision on which Entry Features, signs and similar streetscapes have been installed by Declarant. The easement and right herein reserved shall include the right to cut, remove and plant trees, shrubbery, flowers and other vegetation around such entry features and the right to grade the land under and around such Entry Features. Entry Features shall be maintained by the Association at the termination of the Declarant Development Period, or earlier if Declarant so desires and assigns.

Section 5. Easements Over the Lots. The Lots shall be subjected to, and the Declarant does hereby grant to the appropriate grantees thereof, the following easements:

- (a) Each Lot shall be subject to all easements which are shown and depicted on any recorded plat as affecting and burdening such Lot;
- (b) Each Lot shall be subject to an easement for slope control purposes, including the right to grade and plat slopes and prevent the doing of any activity that might interfere with slopes or which might create erosion or sliding problems or which might change, obstruct or retard

drainage flow; and

(c) Those Lots shown on any plat for the Subdivision, as defined within the Additional Declaration, as having a “landscape easement” shall be subject to an easement for the installation and maintenance of the landscaping, walls and fences located on the area designated.

ARTICLE X

GENERAL PROVISIONS

Section 1. Enforcement. Each Owner and occupant shall comply strictly with this Declaration and Supplemental Declarations, if any. It is stipulated and agreed that the Owner and their heirs, successors, or assigns, may enforce this Declaration or Supplemental Declarations, if any, by injunction and that this shall not be in exclusion of, but in addition to, all other remedies available in law or equity. The Association shall have all enforcement rights as provided in the Planned Community Act including the right to fine for violations of this Declaration pursuant to the procedures provided in the Planned Community Act.

Section 2. Self-Help. In addition to any other remedies provided for herein, the Declarant or its duly authorized agent, during the Declarant Development Period, shall have the power to enter upon any Lot or any other portion of the Property or Subdivision to abate or remove, using such force as may be reasonably necessary, any structure, thing or condition which violates this Declaration, the Bylaws, the rules and regulations, or the use restrictions. Unless an emergency situation exists, the Declarant shall give the violating Lot Owner ten (10) days’ written notice of its intent to exercise self-help. Notwithstanding the foregoing, vehicles may be towed after reasonable notice.

Section 3. Duration. The covenants and restrictions of this Declaration shall run with and bind the Property, and shall inure to the benefit of and shall be enforceable by any Owner, their respective legal representatives, heirs, successors, and assigns, perpetually to the extent provided by law; provided, however, so long as, and to the extent that, North Carolina law limits the period during which covenants restricting land to certain uses may run, any provisions of this Declaration affected thereby shall run with and bind the land so long as permitted by such law, after which time, any such provision shall be (a) automatically extended (to the extent allowed by applicable law) for successive periods of twenty (20) years, unless a written instrument reflecting disapproval signed by the then Owners of at least two-thirds (2/3) of the Lots and Declarant (so long as Declarant owns any property for development and/or sale in the Property or Subdivision or has the right unilaterally to annex additional property to the Property or Subdivision) has been recorded within the year immediately preceding the beginning of a twenty (20) year renewal period agreeing to change such provisions, in whole or in part, or to terminate the same, in which case this Declaration shall be modified or terminated to the extent specified therein; or (b) extended as otherwise provided by law. Every purchaser or grantee of any interest (including, without limitation, a security interest) in any real property subject to this Declaration, by acceptance of a deed or other conveyance therefor, thereby agrees that such provisions of this Declaration may be extended and renewed as provided in this Section.

Section 4. Amendment. This Declaration may be amended unilaterally at any time and

from time to time by Declarant (a) if such amendment is necessary to bring any provision hereof into compliance with any applicable governmental statute, rule, or regulation or judicial determination which shall be in conflict therewith; (b) if such amendment is necessary to enable any reputable title insurance company to issue title insurance coverage with respect to the Lots subject to this Declaration; (c) if such amendment is required by an institutional or governmental lender or purchaser of Mortgage loans, including, for example, the Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, to enable such lender or purchaser to make or purchase Mortgage loans on the Lots subject to this Declaration; or (d) if such amendment is necessary to enable any governmental agency or reputable private insurance company to insure or guarantee Mortgage loans on the Lots subject to this Declaration; provided, however, any such amendment shall not adversely affect the title to any Owner's Lot unless any such Lot Owner shall consent thereto in writing. Further, during the Declarant Development Period, Declarant may, with the consent of Builder, unilaterally amend this Declaration for any other purpose.

In addition to the above, this Declaration may be amended upon the affirmative vote or written consent, or any combination thereof, of the Owners of at least two-thirds (2/3) of the Lots (other than Lots of Declarant so long as the consent of Declarant is required) and the consent of Declarant, during the Declarant Development Period. Amendments to this Declaration shall become effective upon recordation, unless a later effective date is specified therein. No provision of this Declaration which reserves or grants special rights to Declarant shall be amended without Declarant's prior written approval during the Declarant Development Period. Any rights, privileges, or benefits in this Declaration provided to Builder shall not be amended, changed, or altered without the written consent of Builder, which shall be recorded in the Wayne County Registry.

Any lawsuit challenging any aspect of an amendment to this Declaration must be filed in the appropriate court in the county in which the Subdivision is located within one (1) year of the recordation of such amendment in the public registry of the county in which the Subdivision is located.

Section 5. Gender and Grammar. The singular, wherever used herein, shall be construed to mean the plural, when applicable, and the use of the masculine pronoun shall include the neuter and feminine.

Section 6. Severability. Whenever possible, each provision of this Declaration shall be interpreted in such manner as to be effective and valid, but if the application of any provision of this Declaration to any person or to any property shall be prohibited or held invalid, such prohibition or invalidity shall not affect any other provision or the application of any provision which can be given effect without the invalid provision or application, and, to this end, the provisions of this Declaration are declared to be severable.

Section 7. Captions. The captions of each Article and Section hereof, as to the contents of each Article and Section, are inserted only for convenience and are in no way to be construed as defining, limiting, extending, or otherwise modifying or adding to the particular Article or Section to which they refer.

Section 8. Notice of Sale or Lease. In the event an Owner, excluding Builder, sells or

leases such Owner's Lot, the Owner shall give to the Declarant, during the Declarant Development Period, prior to the effective date of such sale or lease, the name of the purchaser or lessee of the Lot and such other information as the Declarant may reasonably require. The lot Owner shall fully inform all prospective purchasers of the Declarations and the requirements thereunder. The lot Owner shall also give to the purchaser of the Lot a copy of the Declarations and any amendments or Supplemental Declarations.

Section 9. Variances. Notwithstanding anything to the contrary contained herein, the Declarant or its designee, during the Declarant Development Period, shall be authorized to grant individual variances from the provisions of this Declaration, and any rule, regulation or use restriction promulgated pursuant thereto if it determines that waiver of application or enforcement of the provision in a particular case would not be inconsistent with the overall scheme of development for the Subdivision.

Section 10. Security. The Declarant may, but shall not be required to, from time to time, provide measures or take actions which directly or indirectly improve safety in the Subdivision. Notwithstanding the providing of any such measures or taking of any such action by Declarant, each Owner, for himself or herself and his or her tenants, guests, licensees and invitees, acknowledges and agrees that the Declarant is not a provider of security and shall have no duty to provide security in the Subdivision. It shall be the responsibility of each Owner to protect his or her person and property and all responsibility to provide security shall lie solely with each Lot Owner. The Declarant shall not be held liable for any loss or damage by reason of the failure to provide adequate security or ineffectiveness of security measures undertaken or provided.

[Signature of Declarant on Following Page]

IN WITNESS WHEREOF, the undersigned, Declarant herein, hereby executes this instrument by and through its duly authorized representative and under seal on the date set forth below.

DECLARANT:

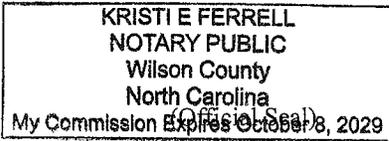
BS2 ENDEAVOURS, LLC,
a North Carolina limited liability company

Robert L. Crenshaw (SEAL)
By: Robert L. Crenshaw, Manager

STATE OF NORTH CAROLINA
COUNTY OF WAYNE

I, a Notary Public of the County and State aforesaid, certify that Robert L. Crenshaw, as Manager of BS2 Endeavours, LLC a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed pursuant to the authority duly given and as the act of the Company.

Witness my hand and Notarial stamp or seal this 3 day of September, 2025.



Kristi E. Ferrell
Signature of Notary Public

KRISTI E. FERRELL
Printed Name of Notary Public

My commission expires: Oct 8, 2029

**CONSENT AND JOINDER TO THE DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR HADLEY ACRES, PHASE TWO, NEW HOPE
TOWNSHIP, WAYNE COUNTY, NORTH CAROLINA**

Adams Homes AEC, LLC, a South Carolina limited liability company, as the owner of the lots listed below, does hereby join, ratify, and consent to the Declaration of Covenants, Conditions and Restrictions for Hadley Acres, Phase Two, New Hope Township, Wayne County, North Carolina to be recorded in the Register of Deeds for Wayne County, North Carolina:

Lots 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, and 57, Phase 2, Hadley Acres, as shown on map thereof, recorded in Plat Cabinet Q, Slide 5-B, in the Wayne County, North Carolina Public Registry.

ADAMS HOMES AEC, LLC,
a South Carolina limited liability company

 (SEAL)

By: William Bryan Adams, Manager

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I, a Notary Public of the County and State aforesaid, certify that William Bryan Adams, as Manager of Adams Homes AEC, LLC, a South Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed pursuant to the authority duly given and as the act of Adams Homes AEC, LLC.

Witness my hand and Notarial stamp or seal this 11 day of September, 2025.



Signature of Notary Public

Shelley A. SEPULVEDA

Printed Name of Notary Public

My commission expires: 1. 25. 2027

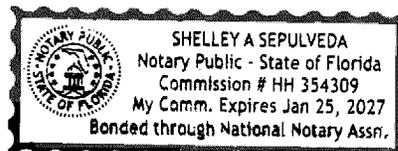


EXHIBIT A

Legal Description

Lots 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, and 57, Phase 2, Hadley Acres, as shown on map thereof, recorded in Plat Cabinet Q, Slide 5-B, in the Wayne County, North Carolina Public Registry.