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**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
 PARK LANDING COTTAGES AT BRUNSWICK FOREST**

Prepared by: Murchison, Taylor & Gibson, PLLC, 16 North Fifth Avenue, Wilmington, NC 28401

STATE OF NORTH CAROLINA

COUNTY OF BRUNSWICK

This **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARK LANDING COTTAGES AT BRUNSWICK FOREST** (herein "Declaration"), is made and entered into on this the 25th day of April, 2012 by **FUNSTON LAND & TIMBER, LLC** (herein, "Declarant"), a North Carolina limited liability company with its principal offices in Brunswick County, North Carolina;

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property in Brunswick County, North Carolina, known as **PARK LANDING COTTAGES AT BRUNSWICK FOREST** (referred to herein as "Park Landing Cottages") which consists or will consist of detached single family dwellings, which real property is more particularly described by Exhibit A, attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, Declarant now owns or may acquire other lands which at Declarant's option and subject to the terms and conditions of the Master Declaration, may be added to Park Landing Cottages; and

WHEREAS, Park Landing Cottages is a "Neighborhood" within a larger planned community known as **BRUNSWICK FOREST**, and is subject to and bound by that Declaration of Covenants, Conditions, and Restrictions for Brunswick Forest Residential Property (the "Master Declaration"), recorded in Book 2359, Page 362, of the Brunswick County Registry, as the same may be heretofore or hereafter amended; and

WHEREAS, Declarant desires to subject the Property to these protective covenants and form an association of owners within Park Landing Cottages at Brunswick Forest to provide for, among
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