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Fee Amt: \$26.00 Page 1 of 3
Pitt County, NC
Lisa P. Nichols REG OF DEEDS

BK **4299** PG **8-10**

Prepared by and File: Richard L. Griffin, P.A.

STATE OF NORTH CAROLINA

COUNTY OF PITT

**AMENDMENTS TO DECLARATION OF CONDITIONS,
RESTRICTIONS AND COVENANTS**

THIS DECLARATION made on the date hereinafter set forth by P&CHC, LLC, a North Carolina limited liability company, hereafter referred to as "Declarant".

WITNESSETH

WHEREAS the Declarant is in the process of developing a residential subdivision in Pitt County, North Carolina, known as "KINSAUL PLACE NORTH", and,

WHEREAS, as a part of such development program, Declarant has impressed the lots in said subdivision and the common property, if any, with certain Conditions, Restrictions and Covenants which appear of record in the Pitt County Registry in Deed Book 3823 at Page 398, and By-Laws of Kinsaul Place North Homeowner's Association, Inc., recorded in Deed Book 3823 at Page 389, and as amended from time to time, all as recorded in the Pitt County Registry of Deeds, and,

WHEREAS, Declarant is enlarging said subdivision by the addition of adjacent lands, which lands will be identified as "KINSAUL PLACE NORTH, SECTION 2" and is more particularly described:

3

Lying and being in Pitt County, North Carolina and being all of Lots 2, 3, 4, 5, 6, 20, 21, 22 and 23 as shown on plat entitled final plat "KINSAUL PLACE NORTH, SECTION 2" dated May 21, 2021, prepared by James L. Edwards Land Surveying, and recorded in Map Book 87 at Page 40, Pitt County Registry.

and "KINSAUL PLACE NORTH, SECTION 3" and is more particularly described:

Lying and being in Pitt County, North Carolina and being all of Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19 as shown on plat entitled final plat "KINSAUL PLACE NORTH, SECTION 3" dated September 21, 2021, prepared by James L. Edwards Land Surveying, and recorded in Map Book 87 at Page 133, Pitt County Registry.

WHEREAS, Declarant elects to impress all of the lands hereinabove described to the identical Conditions, Restrictions and Covenants which appear of record in the Pitt County Registry in Deed Book 3823 at Page 398, and subject to the By-Laws of Kinsaul Place North Homeowner's Association, Inc., recorded in Deed Book 3823 at Page 389, and as amended from time to time, all as recorded in the Pitt County Registry of Deeds.

NOW THEREFORE, the Declarant, pursuant to the power set forth in the Conditions, Restrictions and Covenants and the By-Laws referenced above and below, hereby elects to impress all of the lands hereinabove described to the identical Conditions, Restrictions and Covenants which appear of record in the Pitt County Registry in Deed Book 3823 at Page 398 and the By-Laws of Kinsaul Place North Homeowner's Association, Inc., recorded in Deed Book 3823 at Page 389, and as amended from time to time, all as recorded in the Pitt County Registry of Deeds.

IN WITNESS WHEREOF, Declarant has executed this document and adopted the word "SEAL" appearing after its name by its designated managers(s), this the 6th day of June, 2022.

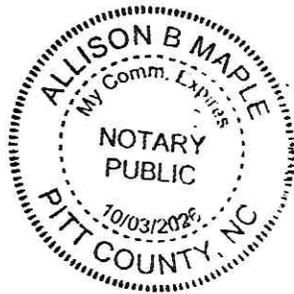
P&CHC, LLC

BY: [Signature] (SEAL)
CHADWICK L. GRIMES, MEMBER/MANAGER

STATE OF NORTH CAROLINA
COUNTY OF PITT

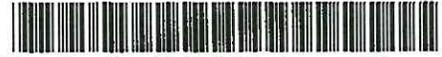
I, Allison B. Maple a Notary Public for said County and State, certify that Chadwick L. Grimes personally came before me this day and acknowledged that he is the Member/Manager of P&CHC, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of the company the foregoing instrument was signed.

Witness my hand and Official Seal or Stamp, this the 6th day of June, 2022.



(Notary Seal)

Allison B. Maple
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/03/2026



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Recorded: 08/15/2019 at 09:04:18 AM
Fee Amt: \$26.00 Page 1 of 9
Pitt County, NC
Lisa P. Nichols REG OF DEEDS

BK **3823** PG **398-406**

. File:

Prepared By: Gregory K. James, PA, 315 South Evans Street, Greenville, NC 27858

~~Mail to:~~ P&CHC, LLC. 700 B Cronwell Dr., Greenville, NC 27858

NORTH CAROLINA

PITT COUNTY

**DECLARATION OF CONDITIONS, RESTRICTIONS AND COVENANTS
RUNNING WITH THE LAND FOR KINSUAL PLACE NORTH, SECTION 1**

KNOW ALL MEN BY THESE PRESENTS, P&CHC, LLC, a North Carolina limited liability company, hereafter referred to as "Declarant", as owner of the hereinafter described real property, does hereby covenant and agree to and with all other persons, firms or corporations now owning or hereafter acquiring as owners any lot or parcel of land in the area and subdivision designated as Kinsaul Place North Subdivision, Section 1; and in future Sections or Phases of Kinsaul Place North Subdivision, located in Arthur Township, Pitt County, North Carolina, and specifically described as follows:

Being all of lots 1 and 25 of Kinsaul Place North Subdivision, Section 1 as shown on plat of record in Map Book 83, Page 125 of the Pitt County Registry.

Any future Sections or Phases of Kinsaul Place North Subdivision.

NOW THEREFORE, Declarant hereby declares that all of the property herein shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the property and shall 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 such party to wit:

1. These covenants shall run with the land and shall be binding on all parties and persons claiming under them January 1, 2049, at which time these covenants shall be automatically extended for successive periods of ten (10) years unless by a vote of a majority of the then owners of the lots located within said lands, it is agreed to change said covenants in whole or in part. This Declaration may be amended in full or part during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Lot Owners, provided that no amendment shall alter any

obligation to pay assessments to benefit the Common Use Areas, as herein provided, affect any lien for the payment of same or alter any rights reserved by Declarant. To be effective any amendment must be recorded in the Office of the Register of Deeds of Pitt County. Notwithstanding the foregoing, the Declarant specifically reserves the absolute and unconditional right as long as Declarant owns any Lot, to amend this Declaration without the consent of joinder of any party to: (i) conform to requirements of the Federal Home Loan Mortgage Corporation, Federal National Mortgage Association, Veteran Administration, Department of Housing and Urban Development, or any other generally recognized institution involved in the purchase and sale of home loans mortgages, or pursuant to any requirement of any federal, state or local government entity, agency or authority; (ii) conform to the requirements of mortgage lenders or title insurance complaints; or (iii) perfect, clarify, or make internally consistent the provisions herein. Notwithstanding any other terms and conditions contained herein, no amendment may be made to this Declaration amending or terminating the rights of the Declarant without the prior written consent of the Declarant.

2. This property shall be known, described and restricted to residential purposes only, and no structures shall be erected, placed or permitted to remain on said property other than one single-family dwelling (which may include and attached garage or carport for not more than three cars) and one non-attached outbuilding to be constructed incidental to the residential use of the property. The Declarant may continue farming undeveloped land until conveyed to a non-signatory.
3. The interior heated floor area of any dwelling constructed on any lot on the property, exclusive of open porches and garages, shall not be less than 1300 square feet, unless approved in writing by Declarant or its designee.
4. No noxious or offensive trade or activity shall be carried on upon the property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood, and no condition shall be permitted or allowed to exist on the property which is or may become an annoyance or nuisance to the neighborhood.
5. No structure of a temporary nature, including but not limited to a trailer, mobile home, basement, tent, shack, garage, barn or other outbuilding shall be used on lot at any time as a residence, either temporarily or permanently, and not trailer, mobile home, modular home, basement, tent, shack, garage, bar or other outbuilding shall be permitted to exist on the property as a residence.
6. No sign of any kind shall be displayed to the public view on this property except one sign of not more than eight (8) square feet advertising the property for sale, or signs used by a builder, developer, realtor or owner to advertise the property during construction and then for sale, within the exception to one (1) large sign 4'x8' used by developer during and until final lot is sold.
7. No animals, livestock, poultry, or reptiles of any kind shall be raised, bred, or kept on any portion of the property except that domesticated dogs or cats and small non-offensive and harmless household pets may be kept by the owner of the property, provided that they are not kept or used for breeding or maintained for any commercial purpose; and it is further proved that it is the intent of this covenant to allow owners of lots on the property to keep

pets , with reason, but that there will not be allowed on the property an unreasonable number of such animals.

8. No lot shall be used or maintained for outside storage of bulk items such as building materials or any other items, or as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition and shall, except on trash pickup days, be located in the back yard of a lot in an area not visible from the street in front of the dwelling.
9. No barbershop, beauty parlors, or shops, or any commercial or business activity shall be permitted or shall be allowed to remain on the property, and no activity shall be carried on which under the ordinances of Pitt County, North Carolina are identified as "cottage industries". No trade materials or inventories may be stored upon the premises, and not business or commercial venture shall be directed or carried on at the property.
10. No trucks or tractors may be regularly stored or parked upon the property. This provision shall not, however, be interpreted to prohibit a pick-up truck, up to ¾ tons in size, which is used by any owner of this property for his personal conveyance, and such truck may be parked upon the property. Also, the owner of any portion of the property may park thereon a law tractor to be used forth upkeep of the property. No mini-bikes, motorbikes, ATV's or similar vehicles shall be used on lawns, unpaved streets or undeveloped areas. No boats, trailers, recreational vehicles or the like shall be parked on the streets of the Development. No stored vehicles (stored vehicles shall be defined as any vehicle left undriven for more than seven days) shall be parked on streets of the Development. No vehicles covered with tarpaulins, boats, trailers, recreational vehicles or the like shall be parked on a lot other than in a garage or in a paved driveway behind the front facade of the main dwelling, or in the back yard of a lot in an area not visible from the street in front of the dwelling or from any portion of the common area. Notwithstanding the foregoing, no trailers greater in length than 36 feet, and no recreational vehicles greater in length than 36 feet shall be allowed anywhere on the property other than in a garage, or in the back yard of a lot in an area not visible from the street in front of the dwelling. In addition, no more than a maximum of 2 boats, trailers and recreational vehicles (total) shall be allowed anywhere on the property other than in a garage, or in the back yard of a lot in an area not visible from the street in front of the dwelling. No outdoors clotheslines shall be permitted.
11. All individual purchaser, from and after the date of the recording of this Declaration, shall be required to keep their respective portion of the property free and clear of weeds, rubbish, trash, debris and other matter. Without limiting the foregoing, during any construction all lots shall be kept clean and maintained free from trash and construction debris, particularly such items as may blow or be dispersed onto other property. Grass height must not be excessive and maintained at a low level.
12. Other than as provided herein, no dwelling, building, including detached buildings from dwellings, structure, fence or outbuilding, of any kind or nature, shall be constructed, erected, or placed on any lot on the property nor shall any exterior addition or change (including a change of material and/or a change of color) to any

structure be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by Declarant or an architectural committee, which shall initially consist of only one person designated by the Developer to approve said plans for new homes or for additions, after which said approval shall be turned over to the Homeowner's Association when the subdivision is complete with all lots sold; and after the Declarant Control Period, by the Board of Directors. However, if plans have been delivered in writing by certified mail, return receipt requested, or by hand delivery to a Manager of Declarant or an architectural committee appointed by Declarant (or the Board of Directors after the "Declarant Control Period") and no response is given within thirty (30) days of such receipt, the plans shall be deemed accepted. No residence shall be built on any lot within the property on a concrete slab, except that a residence may be built on any lot within the property on concrete slab if the finished floor elevation is a minimum of twenty-four (24) inches above the level of the finished grade of the yard. Notwithstanding anything else herein to the contrary, above ground pools shall only be allowed with prior written approval of Declarant or the architectural committee (or the Board of Directors after the "Declarant Control Period"). Such above ground pools, if allowed, shall be located in the backyard area of the lots, and shall have decking and enclosures of wood or shrubbery to shield such pools from view. Said pools shall also be fenced in by approved fencing no less than 4 feet in height.

13. No outside radio or television satellite dish antenna shall be erected on any residential lot with the Subdivision, except there may be one (1) dish-type antenna not exceeding eighteen (18) inches in diameter on each lot. Any such permitted satellite dish antenna shall be located on the rear roof of the house, on a pole attached to the structure, not exceeding six (6) feet in total height, or at ground level if not attached to a structure. All such antennae mounted at ground level or on a pole shall be located in the rear yard area of each lot. No communication device, transmitting tower or antenna exceeding the height of six (6) feet from ground level, shall be placed, used, or erected on any lot with the property, either temporarily or permanently, and same shall not be permitted to exist on the property. Any communication device, transmitting tower or antenna not exceeding six (6) feet in height shall be located in the rear yard area of each lot and shall be attached to a structure.
14. No family dwelling shall be located nearer to the front lot line or side street line than thirty (30) feet. No family dwelling shall be located nearer than ten (10) feet to any other side lot line. No outbuilding shall be located in front of the rear line of the dwelling building on said lot nor shall it be located nearer than twenty-five (25) feet from a side street line, or fifteen (15) from any other side lot line. No structure of any sort except a fence as approved herein shall be located nearer than ten (10) from the rear lot line or twenty-five (25) feet from a side street property line. No fence shall be located nearer than twenty-five (25) feet from a side street property line.
15. For the purposes of providing for access from the property to any adjacent or surrounding lands, the Declarant hereby retains the right to utilize any portion of the property for the installation of roads, drives or other necessary means of access to such adjacent or surrounding lands, and the installation of such means of access by

declarant over any lot presently located within the property as shown by any recorded may shall not constitute a violation of these restrictive covenants. The rights reserved in this paragraph are assignable by the Declarant.

16. No fence shall be constructed, built or erected on any lot on the property, except for a split-rail fence, or fence constructed of salt treated lumber or pvc or aluminum, or brick and stone; and only after having obtained written approval for same from Declarant or its designee. It is further provided that no fence of any kind shall be constructed on any lot on the property in the front yard of such lot, said front yard being defined as that area of the yard located between the formal entrance of the residence and the street. The maximum height of any approved fencing or wall, shall be 8 feet.
17. All garage door shall be kept closed at all times except when entering or exiting the garage.
18. Each lot owner shall be a member of *Kinsaul Place North Homeowners Association, Inc* for the subdivision in which they have bought a lot, which will be established as a North Carolina non-profit corporation (hereafter "Owner's Association") and shall remain a member until he ceases to be a lot owner. The interest of a member in the association or its assets cannot be transferred or encumbered except as an appurtenance of his lot.
19. Each owner of a lot shall be entitled to one vote for each such lot owned.
20. The Owners' Association, will be conveyed any common area as shown on maps of the subject property recorded in the Pitt County Registry, including all private street located with the subdivision, and such other common area as from time to time Declarant elects to convey to the Owners' Association. Every lot owner shall have a nonexclusive right and easement of enjoyment in and to the common Area for themselves, their employees and invitees, including, without limitation, a nonexclusive right and easement of and for pedestrian and vehicular access, ingress and egress in, upon and across the private roads and streets located within the Common Area or other property owned by the Association, which shall be appurtenant to and shall pass with the title to every lot, subject to the following provisions:
 - (a) the right of the Association to suspend the voting rights of a lot owner
 - (i) for any period during which any assessment against his lot remains unpaid; and
 - (ii) for a period not to exceed sixty (60) days for any infraction of its published rules and regulation, following notice to the lot owner and a failure to cure such infraction;
 - (b) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such condition as may be agreed to by the Association's members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by at least two-thirds (2/3) of the Association's members has been recorded.
 - (c) the right of the Association to adopt Bylaws not inconsistent with this Declaration;
 - (d) the right of the Association in accordance with the Bylaws with the assent of two-thirds (2/3) of its members, to mortgage, pledge, deed in trust or

hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, but the rights of the mortgagee in said property shall be subordinate to the rights of the Association's members therein, pursuant to this Declaration and the Bylaws;

(e) the right of the Association to impose regulation for the use and enjoyment of the Common Area and Improvements thereon, which regulations may further restrict the use of the Common Area and which shall be published to the Association's members following adoption.

21. The Owners' Association shall have the responsibility for maintenance of all items set forth below, inclusive of maintenance of all private streets or private roads in the subdivision, and shall have the authority to levy annual assessments for the maintenance of the private streets and private roads located within the subdivision, liability insurance, local taxes, recreational and other common facilities, entryways, signs, cross walks. Maintenance of the landscaping easements on lots __ and __ of Kinsaul Place North Subdivision, Section 1 as shown on the recorded plat for the subdivision, and such other matters as it deems appropriate; provided that any annual assessment must be approved by a majority of all Association members who are eligible to vote or voting by proxy at a meeting duly called for this purpose. The Association shall also have the authority to levy special assessments for capital improvements to Common Area, including but not limited to a special assessment to cover the cost of resurfacing the private street located in the subdivision; provided that any special assessment shall have the assent of two-thirds (2/3) of the vote of all Association members who are eligible to vote or voting by proxy at a meeting duly called for this purpose. Specifically, the Association shall provide for yard maintenance for any common area and to that extent an easement of ingress and egress is granted to such portions of the non-common area as is needed or appropriated to maintain the vegetation and landscaping in the common areas as directed by the Owners' Association. Assessments shall be prorated among the owners in the same ratio as the number of votes such owner has to the total votes by the Board of Directors of the Association. Provided that assessments for each lot upon which a residence has not been built to completion shall be at the rate of 50% of the assessments attributable to lots upon which a residence has been built to completion, provided that all lots shall be assessed at the same rate no later than the end of the "Declarant Control Period" herein defined. Assessments shall be due annually on March first of each year. The initial assessments shall be due when a home is sold. The initial assessment amount for each lot shall be \$240.00, of which \$50.00 shall be attributed to property management, \$50.00 shall be attributed to road maintenance escrow, and \$140 shall be attributed to landscaping. Any assessment, annual or special, not paid within thirty (30) days after the due date as set forth herein in the case of annual assessments or as set by the Board of Directors in the case of special assessments, shall bear interest from the due date at the lower of (i) twelve (12%) percent per annum and (ii) the highest rate allowed by law until paid. The Association may bring an action at law against the owner personally obligated to pay the same or foreclose the lien against the property. Such assessments shall be a lien on the lots against which they are assessed at the time of assessment; and if any payment thereof becomes delinquent, the lien may be foreclosed and the lot sold, or a money judgement obtained against the persons liable therefor, all as set forth in the Bylaws.

(a) The personal obligation for assessments which are delinquent at the time

of transfer of a lot shall not pass to the transferee of said lot unless said delinquent assessments are expressly assumed by said transferee.

(b) Any transferee referred to in (a) above shall be entitled to a statement from the Board, regarding the status of the assessments against said lot and such transferee's lot shall not be subject to a lien for an unpaid assessments against such lot in excess of the amount therein set forth.

(c) Where a first mortgagee or other person claiming through such first mortgagee, pursuant to the remedies provided in a mortgage or deed of trust, or by foreclosure or by deed, or assignment in lieu of foreclosure, obtains title to a lot, the liability of such first mortgagee or such other person for assessments shall be only for the assessments or installments thereof that would become delinquent, if not paid, after acquisition of title. For purposes hereof, title to a lot shall be deemed acquired by foreclosure upon expiration of the applicable period of redemption.

(d) Without releasing the transferor from any liability thereof, any unpaid portion of assessments which is not a lien under (b) above or resulting, as provided in (c) above, from the exercise of remedies in a mortgage or deed of trust or by foreclosure thereof or by deed or assignment in lieu of such foreclosure, shall be a common expense collectible from all lot owners, including the transferee under (b) above and the first mortgagee or such other person under (c) above who acquires ownership by foreclosure or deed, or assignment in lieu of foreclosure.

No lot owner may exempt himself from liability for this share of the common expenses assessed by the association by waiver of the use or enjoyment of any of the common elements or by abandonment of his lot or otherwise.

22. The invalidation of any one of these covenants by judgement, court order or otherwise shall in no way affect any of the other provisions of this Declaration, and the remaining provisions of this Declaration shall remain in full force and effect.
23. Any portion of the property dedicated to and accepted by a local public authority shall be exempt from the declarations contained herein.
24. Drainage and utility easements are reserved on said lots as shown on the recorded plat mentioned.
25. All mailboxes and supporting posts shall be of a design approved by the Declarant or an architectural committee appointed by the Declarant during the "Declarant Control Period" as herein defined, and after the "Declaration Control Period", by the Board of Directors.
26. During the "Declarant Control Period", as hereafter defined, the Declarant shall have the following right; to maintain sales offices, management offices, models and signs advertising the project; to use easements through the common elements; to elect, appoint or remove members of the Architectural Committee during the Declarant Control Period; to elect, appoint or remove members of the Architectural Committee during the Declarant Control Period; to elect, appoint or remove members of the Board during the Declarant Control Period; provided, however, (i) that not later than 60 days after conveyance of twenty-five percent (25%) of the lots (including lots which may be added pursuant to Declarant rights to add additional lots) to owners other than a declarant, at least one member and not less than twenty-five (25%) of the members of the executive board shall be elected by owners other than the Declarant;

and (ii) that not later than 60 days after conveyance of fifty percent (50%) of the lots (including lots which may be added pursuant to Declarant rights to add additional lots) to owners other than a declarant, not less than thirty-three percent (33%) of the members of the executive board shall be elected by owners other than declarant; and to add additional real estate.

The "Declarant Control Period" shall mean the period commencing on the date hereof and continuing until the earlier of (i) the date ten (10) years after the date of the first conveyance of a lot to a lot owner other than Declarant; or (ii) the date upon which Declarant surrenders control of the project; or (iii) two (2) years after the Declarant has ceased to offer lots for sale in the ordinary course of business; or (iv) two (2) years after any development right to add new lot was last exercised.

27. Nothing herein contained shall be construed as imposing any covenants or restrictions on any property of the owners of this subdivision other than those properties to which these restrictive covenants specifically apply, the owner reserving the right to develop other sections of the subdivision in other fashion or for other purposes.

28. It is expressly understood and agreed, that the several Restrictive Covenants contained herein shall attached to and run with the land for the benefit of any and all persons who now may own, or who may hereafter own property in said section of *Kinsaul Place North Subdivision, Section 1 and future sections or phases of said subdivision*, and such persons are specifically given the right to enforce these Restrictions through any proceeding at law or inequity, against any persons violating or threatening to violate such Restrictions, and to recover any damages suffered by them from any violation; provided, the Declarant is specifically exclude from any liability for monetary damages.

29. Greenville Utilities Commission shall install and maintain rural residential street lighting within the subdivision. Following the installation of residential street lighting by means of mercury vapor or sodium vapor lighting units or any other lighting technology within the subdivision, any party or person who may then own or may hereafter own, any interest in any lot with the subdivision, shall be obligated to pay to Greenville Utilities Commission of the City of Greenville, North Carolina, the monthly rate per lot (plus applicable North Carolina sales tax) set forth in Electric Rate Schedule No. 4-A, entitled Rural Street Lighting Service, of the Utility Regulations of Greenville Utilities Commission. The obligation to pay such a monthly rate, as it may change from time to time, shall continue until such time as the subdivision is annexed into the corporate limits of a city, town or village, and responsibility for the cost of street lighting is assumed by, or transferred to, a government unit. Any and all mercury vapor or sodium lighting units installed within the subdivision shall be and remain the property of Greenville Utilities Commission. Installation of street lighting on buildings and structures belonging to the owners of the lots within the subdivision or to others will not be permitted.

IN WITNESS WHEREOF, the declarant and any other necessary party have hereunto set their hands and seals this the 18 day of March, 2019.

P&CHC, LLC

BY:

[Signature] (SEAL)

Don Edmonson, Member/Manager

[Signature] (SEAL)

Chadwick Grimes, Member/Manager

STATE OF NORTH CAROLINA

PITT COUNTY

I, a Notary Public for said County and State, certify that Don H. Edmonson and Chadwick Grimes personally came before me this day and acknowledged that he is the Member/Manager of P&CHC, LLC, a North Carolina limited liability company, and that by authority duly given.

Witness my hand and Official Seal or Stamp, this 18 day of March, 2019.

[Signature]
NOTARY PUBLIC
MY COMM. EXPIRES: 11-04-20

