

BK014402PG00275

WAKE COUNTY, NC 364
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
07/13/2011 AT 15:49:11

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Prepared by and return to after recording: the Declarant, Duncans Ridge Partners, LLC, 125 Hampton Pines Drive, Morrisville, North Carolina 27560

NORTH CAROLINA
WAKE COUNTY

SUPPLEMENT TO DECLARATION
OF COVENANTS AND RESTRICTIONS
FOR
DUNCAN'S RIDGE

THIS SUPPLEMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR DUNCAN'S RIDGE is made as of this 13 day of July, 2011, by **Duncan's Ridge Partners, LLC**, a North Carolina limited liability company, hereinafter referred to as "Declarant."

WITNESSETH THAT:

WHEREAS, Declarant caused the Declaration of Covenants and Restrictions for Duncan's Ridge to be recorded in Book 11028, Page 2608, in the Office of the Register of Deeds, Wake County, North Carolina, (the "Declaration") and thereby subjected certain real property to the covenants, conditions, restrictions and easements therein contained; and

WHEREAS, Declarant caused the Declaration of Covenants and Restrictions for Duncan's Ridge to be amended by First Amendment to Declaration of Covenants and Restrictions for Duncan's Ridge recorded in Book 12242, Page 558, and re-recorded in Book 12416, Page 2668 in the Office of the Register of Deeds, Wake County, North Carolina, (the "Declaration"); and

WHEREAS, Article II, Section 2, of the Declaration provides that the Declarant unilaterally may subject certain additional described property to the provisions of the Declaration and thereby annex such property to the planned unit development established pursuant to the Declaration, such development now or hereafter to be known as "Duncan's Ridge"; and

WHEREAS, all of property described on Exhibit A, attached hereto and incorporated herein by this reference (the "Annexation Property") is part of the additional property described in Article II, Section 4(b) of the Declaration; and

WHEREAS, Declarant desires to exercise its right to annex all of the property described on Exhibit A, attached hereto and incorporated herein by this reference (the "Annexation Property") pursuant to the provisions of Article II, Section 2 of the Declaration and thereby to subject all of the Annexation Property to the covenants, conditions, restrictions and easements contained in the Declaration.

NOW, THEREFORE, Declarant hereby supplements and amends the Declaration annexing the Annexation Property into Duncans Ridge Subdivision and declares that all of the Annexation Property shall be held, sold and conveyed subject to the covenants, conditions, restrictions and easements contained in the Declaration, as amended, which covenants, conditions, restrictions and easements are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in said property, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof. By accepting a deed to any portion of the Annexation Property, the owners thereof agree to abide by all of the covenants, conditions, restrictions and easements contained in the Declaration.

including the covenants to pay any assessments levied pursuant thereto and to be subject to the liens for such assessments imposed therein.

IN WITNESS WHEREOF, Declarant has caused this Supplement to the Declaration of Covenants and Restrictions for Duncans Ridge to be executed, under seal, as of the day and year first above written.

DUNCANS RIDGE PARTNERS, LLC,
a North Carolina limited liability company [SEAL]

By: [Signature]
Thomas A. Beebe, Manager

STATE OF North Carolina

COUNTY OF Johnston

I, ^{RCM} ~~Thomas A. Beebe~~ Rhonda C. Manion, a Notary Public within and for said County and State, do hereby certify that Thomas A. Beebe personally came before me this day and acknowledged that he is the Manager of Duncans Ridge Partners, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of the limited liability company, the foregoing instrument was signed by him as the act and deed of said company.

Witness my hand and official seal this 13 day of July, 2011.

[Signature]
Notary Public

My Commission Expires:

6-19-2015

[NOTARIAL SEAL]



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EXHIBIT A

ANNEXATION PROPERTY

All of Lots 1-13, , inclusive, as shown on the maps entitled "Duncans Ridge Subdivision, Phase Four – Lot By Lot Subdivision", prepared by Mauldin-Watkins Surveying, and recorded in Book of Maps 2011, Pages 434-435, in the Office of the Register of Deeds, Wake County, North Carolina.




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Please retain with original document and submit for rerecording.**



**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

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