

FILED  
 CUMBERLAND COUNTY NC  
 J. LEE WARREN, JR  
 REGISTER OF DEEDS

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 END PAGE 0194  
 INSTRUMENT # 01993  
 RECORDING \$26.00  
 EXCISE TAX (None)

DJ

SUPPLEMENTAL AND AMENDED DECLARATION OF COVENANTS  
 PEARTREE WEST SECTION ONE, PART TWO

Prepared by/return to: Rebecca F. Person, 2401 Robeson Street, Fayetteville, NC 28305

Return - MKJR

THIS SUPPLEMENTAL DECLARATION OF COVENANTS is made and entered into this 24 day of January, 2019 by CAMDEN GLEN DEVELOPMENT, LLC, a North Carolina corporation, hereinafter referred to as "Declarant":

WITNESSETH:

Declarant has previously executed and caused to be recorded a certain "Declaration of Covenants, Conditions and Restrictions" in Book 10021, Page 854, Cumberland County, NC, Registry, which was amended by instruments recorded in Book 10049, Page 823, Book 10086, Page 292 and Book 10163, Page 124 (hereinafter, as amended, the "Declaration"); the terms of which are incorporated herein by this reference. The Declaration by its terms applied to and covered to that portion of the Peartree West subdivision as is shown on plat recorded in Plat Book 138, Page 172 and Plat Book 139, Page 11, of the Cumberland County, NC, Registry. The Declaration provided that future sections of Peartree West would become subject to the Declaration after recording of the plat for said new section and recording of a Supplemental Declaration which expressly made the new section subject to them.

Declarant is the owner of and has caused to be recorded a plat of Peartree West Section One, Part Two (the "New Section") as recorded in Plat Book 142, Page 27, Cumberland County, North Carolina Registry. Declarant desires the New Section as set forth above be subject to and bound by the Declaration, and further desires that the said real property as shown on said plat of the New Section held, transferred, sold, conveyed, given, donated, leased, occupied and used subject to the Declaration.

NOW, THEREFORE, in consideration of the premises, the Declarant hereby expressly declares that the New Section be and hereby is subject to the Declaration. All references to a

recorded plat in the Declaration shall include the plat of the New Section. "Lot" shall include a numbered lot as shown on the plat of the New Section. "Common Properties" in the Declaration shall include (i) the "Stormwater Pond (Drainage, Access & Stormwater Management Esm't (Open Space/Common Area) 1.92 Ac." and (ii) the ten foot (10') landscape and fence easement as shown on the plat of the New Section. "Stormwater Agreement" shall include the Wet Detention Basin Operation and Maintenance Agreement pertaining to the Stormwater Pond shown on the New Plat. "Exhibit A" attached to the Declaration shall include the Wet Detention Basin Operation and Maintenance Agreement pertaining to the Stormwater Pond shown on the New Plat which is attached hereto as Exhibit A and incorporated herein by this reference.

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed in its name.

CAMDEN GLEN DEVELOPMENT, LLC

By: Harold Kidd  
Name: Harold Kidd  
Title: Member MANAGER

NORTH CAROLINA  
CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day and I have personal knowledge of the identity of the principal(s) or have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license or a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Name of Principal:

Harold Kidd

Date: 1/24/19

Shari M. Groover  
Notary Public

Shari M. Groover  
Printed or Typed Name of Notary Public

My commission expires: 10/2/19

(N.P. SEAL)

