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HOKE COUNTY, NC
CAMILLE D. HURST
REGISTER
OF DEEDS
JOP

Prepared by/Return to: F. Stuart Clarke, Thorp and Clarke, P.A.
P.O. Box 670, Fayetteville, NC 28302

NORTH CAROLINA) SUPPLEMENTAL DECLARATION AND
) ANNEXATION OF TURNBERRY,
) SECTION TWO, PART TWO TO
) RESTRICTIVE COVENANTS OF
HOKE COUNTY) TURNBERRY SECTION ONE
)

THIS DECLARATION, made this the 11th day of June, 2018, by **FLOYD PROPERTIES AND DEVELOPMENT, INC.**, a North Carolina corporation with its principal office and place of business in Cumberland County, NC, hereinafter referred to as **"Declarant"**, and **"Owner"**

WITNESSETH:

WHEREAS, Owner owns certain property in Hoke County, North Carolina, more particularly described on plat entitled "Turnberry, Section 2, Part Two" as shown on a plat of same duly recorded in Cabinet 4, Slide 4-42, Maps 205, and 000 Hoke County, NC Registry.

WHEREAS, Declarant and the Owner desire to have the above described property annexed to the Declaration of Covenants, Conditions and Restrictions for Turnberry, Section One.

NOW, THEREFORE, Declarant and Owner hereby declare that all of the properties described above 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 real property and be binding on all parties having any right, title or interest in the described properties, or any part thereof, their heirs, successor and assigns, and shall inure to the benefit of each owner thereof, said easements, restrictions, covenants and conditions are as follows:

That Declaration of Covenants, Conditions and Restriction for Turnberry, Section One, recorded in Book 977, Page 547, Hoke County Registry, and the First Amendment recorded in Book 992, Page 1011, Hoke County Registry, and any additional amendments thereto, which said Restrictive Covenants are incorporated herein and made a part of this instrument as though fully set out herein; and to the extent the provisions of the Declaration conflict with any applicable provisions of the Hoke County Code or North Carolina General Statute, the conflicting provisions of the County Code and/or North Carolina General Statute shall control and the following restrictions and protective covenances:

1. The following covenants are intended to ensure ongoing compliance with State Stormwater Management Permit Number SW6150309, as issued by the Division of Water Quality under the Stormwater Management Regulations.
2. The State of North Carolina is made a beneficiary of these covenants to the extent necessary to maintain compliance with the stormwater management permit.
3. These covenants are to run with the land and be binding on all persons and parties claiming under them.
4. The covenants pertaining to stormwater may not be altered or rescinded without the express written consent of the State of North Carolina, Division of Water Quality.
5. Alteration fo the drainage as shown on the approved plan may not take place without the concurrence of the Division of Water Quality.
6. The maximum built-upon area per lot, in square feet is: **All Lots 4,700 sf.**

- 7. Each lot will maintain a 30 foot wide vegetated buffer between all impervious areas and surface waters.
- 8. All runoff from the built-upon areas on the lot must drain into the permitted system. This may be accomplished through a variety of means including roof drain gutters which drain to the street, grading and lot to drain toward the street, or grading perimeter swales to collect the lot runoff and directing them into a component of the stormwater collection system. Lots that will naturally drain into the system are not required to provide these additional measures.

IN WITNESS WHEREOF, FLOYD PROPERTIES AND DEVELOPMENT, INC., has caused these presents to be executed in its name on the date and year first above written.

This the 11th day of June, 2018.

FLOYD PROPERTIES AND DEVELOPMENT, INC.

By: Gregory W. Floyd
 Gregory W. Floyd, Vice President

NORTH CAROLINA
 CUMBERLAND COUNTY

I, Cynthia M Smith, a Notary Public in and for ^{HOKE}~~HOKE~~ County and State, do hereby certify that **GREGORY W. FLOYD** personally came before me this day and acknowledged that he is the **VICE PRESIDENT** of **FLOYD PROPERTIES AND DEVELOPMENT, INC.**, a North Carolina corporation, and that by authority duly given and as the act of the entity, he signed the foregoing instrument in its name on its behalf as its act and deed.



WITNESS my hand and Notarial Seal, this the 11th day of June, 2018.

Cynthia M Smith
 Notary Public

My Commission Expires: May 24 2020