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5- 4-2006 AM 11:33:14
J. LEE WARREN JR.
REGISTER OF DEEDS
CUMBERLAND CO., N.C.

Prepared by and return to: Thorp, Clarke & Neville, PA
Post Office Box 670, Fayetteville, NC 28302-0670

NORTH CAROLINA

CUMBERLAND COUNTY

**DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
AND ANNEXATION OF PHASE THREE,
BUILDING THREE, THE VILLAS OF
LOCKWOOD PARK CONDOMINIUMS**

THIS DECLARATION, made this the 31st day of March, 2006, by FOX AND LOYD PROPERTIES, LLC, a North Carolina limited liability company, herein referred to as "Declarant" and "Owner":

WITNESSETH:

WHEREAS, Owner owns certain property in Cumberland County, North Carolina, more particularly described on Exhibit "A" attached hereto and incorporated herein.

WHEREAS, Declarant and Owner desire to have the above described property annexed to The Declaration of the Villas of Lockwood Park Condominiums as "Phase Three, Building Three, The Villas of Lockwood Park Condominiums".

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, successors and assigns, and shall inure to the benefit of each owner thereof said easement, restrictions, covenants and conditions are as follows:

That certain Declaration of Covenants, Conditions and Restrictions dated August 17, 2005 and recorded in Book 6997, Page 35, Cumberland County, NC Registry, which said Declaration of Covenants, Conditions and Restrictions are incorporated herein and made a part of this instrument as though fully set out herein.

IN WITNESS WHEREOF, FOX AND LOYD PROPERTIES, LLC, the Declarant and

Owner herein has caused this Declaration to be executed in its name by its Managing Member as an act of the entity.

FOX AND LOYD PROPERTIES, LLC

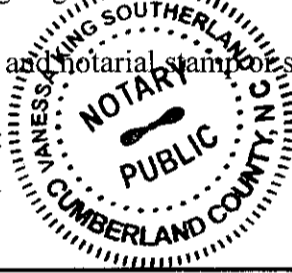
By: *F. Royal Loyd, Jr.*
Name: F. Royal Loyd, Jr.
Title: Managing Member

NORTH CAROLINA
CUMBERLAND COUNTY

I, Vanessa King Southerland, the undersigned Notary Public of the County and State aforesaid, certify that **F. ROYAL LOYD, JR.**, personally came before me this day and acknowledged that he is the Managing Member of **FOX AND LOYD PROPERTIES, LLC**, a North Carolina limited liability company, and that by authority duly given and as an act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and notarial stamp or seal this the 31st day of March, 2006.

My Commission expires:
11/29/2008



Vanessa King Southerland
Notary Public

May 3, 2006

Legal Description
0.750 Acre Tract

**The Villas of LOCKWOOD PARK CONDOMINIUMS
PHASE THREE**

BEGINNING at an existing iron at the northern most corner of The Villas of LOCKWOOD PARK CONDOMINIUMS, PHASE TWO as recorded in Condo Plat Book 7, Page 39, Cumberland County, North Carolina Registry, said iron being North 75 degrees 14 minutes 49 seconds West, 298.82 feet from the common rear corner of lots 9 and 10 of the subdivision South Lockwood Park, Section Two, as recorded in Plat Book 22, Page 19, also of said registry, and running with the western property line of said PHASE TWO of The Villas of LOCKWOOD PARK CONDOMINIUMS South 14 degrees 45 minutes 11 seconds West, 52.00' to a common corner with said PHASE TWO, and PHASE ONE of The Villas of LOCKWOOD PARK CONDOMINIUMS as recorded in Condo Book 7, Page 03, also of said registry;

Thence running with the western line of said PHASE ONE the following courses and distances:

North 75 degrees 14 minutes 49 seconds West, 17.13 feet to a point;
South 14 degrees 45 minutes 11 seconds West, 29.50 feet to a point;
South 08 degrees 33 minutes 29 seconds West, 94.73 feet to a point;
South 15 degrees 06 minutes 36 seconds West, 130.04 feet to a point in the rear line of the boundary of The Villas of LOCKWOOD PARK CONDOMINIUMS recorded as part of the aforementioned plat of PHASE ONE;

Thence with said rear line the following two courses:

North 57 degrees 20 minutes 01 seconds West, 20.10 feet to an existing iron;
North 87 degrees 57 minutes 32 seconds West, 69.67 feet to a point;
Thence leaving said rear line and running North 01 degrees 40 minutes 31 seconds East, 214.11 feet to a point;

Thence North 17 degrees 19 minutes 31 seconds West, 36.75 feet to a point;

Thence South 89 degrees 45 minutes 40 seconds East, 93.26 feet to a point;

Thence North 14 degrees 45 minutes 11 seconds East, 51.79 feet to a point in the northern line of The Villas of LOCKWOOD PARK CONDOMINIUMS tract and with the common line of an unnumbered lot of South Lockwood Park, Deed Reference: Book 3893, Page 504, Cumberland County, North Carolina Registry;

Thence running with said common line South 75 degrees 14 minutes 49 seconds East, 72.48 feet to the beginning.

Containing **0.750 acres**.

Property is subject to a 30 foot easement for utilities, ingress, egress and regress and any other easements of record.

Prepared by MOORMAN, KIZER & REITZEL, INC.

And being the same property as shown on plat of same duly recorded in Condominium Book 7, Pages 51 to 53 Cumberland County, NC Registry.