

(N.P. SEAL)
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J. LEE WARREN JR.
REGISTER OF DEEDS
CUMBERLAND CO., N.C.

Prepared by Kenneth C. Praschan, P.A.

NORTH CAROLINA

DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
AND ANNEXATION OF PHASE ONE,
SECTION TWO OF LAKESIDE AT
SNOW HILL

06-1150

CUMBERLAND COUNTY

THIS DECLARATION, made this the 26th day of October, 2006, by LAKESIDE AT SNOW HILL, INC. a North Carolina Corporation, herein referred to as "Declarant" and "Developer" and REGENCY HOMES, INC. and REGENCY HOMES II, LLC, lot owners:

WITNESSETH:

WHEREAS, Declarant owns certain property in Cumberland County that is contiguous to Lakeside at Snow Hill, Phase One, Section Two, more particularly described:

Lots 13 – 54, 65, 66, 108 and 109 , Lakeside at Snow Hill, Phase One, Section Two, as recorded in Book of Plats 117, Page 137, Cumberland County Registry;

WHEREAS, Article X, Section 2 of the Declaration of Covenants Conditions and Restrictions for Lakeside at Snow Hill, Phase One, Section One recorded in Book 7135, Page 237, Cumberland County Registry, provides for the Declarant to annex additional contiguous properties from that certain tract or tracts of land recorded in Book 6799, Page 138, Cumberland County Registry;

WHEREAS, the above described property is a part of the tract or tracts of land recorded in Book 6799, Page 138 and the Declarant desires to annex said property to be a part of the general scheme of development of Lakeside at Snow Hill subdivision along with Lakeside at Snow Hill, Phase One, Section One in accordance with Article X, Section 2;

WHEREAS, Regency Homes, Inc. and Regency Homes II, LLC join in the signing of this annexation document confirming and accepting the restrictive covenants as applying to each of their lots;

NOW, THEREFORE, "Declarant", "Developer", hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following 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 restrictions, covenants and conditions are as follows:

- (a) Those certain Declaration of Covenants Conditions and Restrictions for Lakeside at Snow Hill dated January 23, 2006 and recorded in Book 7135, Page 237, Cumberland County Registry which said Declaration of Covenants Conditions and Restrictions for Lakeside at Snow Hill are incorporated herein and made a part of this instrument as though fully set out herein.

IN WITNESS WHEREOF, Lakeside at Snow Hill, Inc., a North Carolina Corporation, the Declarant herein has caused this Declaration to be signed in its name the day and year first above written.

Lakeside at Snow Hill, Inc.

BY: 

Rajan Shamdasani, President

Regency Homes II, LLC

BY: 

Jimmy Puczykowski, Managing Member

Regency Homes, Inc.

BY: 

Jimmy Puczykowski, President

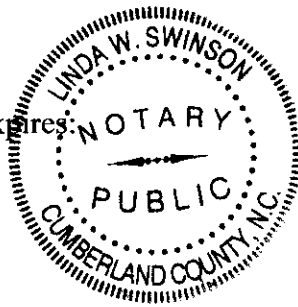
NORTH CAROLINA

CUMBERLAND COUNTY

I, a Notary Public for said County and State, do hereby certify that Rajan Shamdasani, personally appeared before me this day and acknowledged the due execution of the foregoing instrument as President of Lakeside at Snow Hill, Inc.

Witness my hand and notarial seal or stamp this the 26th day of October, 2006.

Linda W. Swinson
Notary Public



My Commission expires:

6/13/07

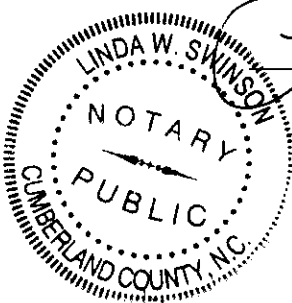
NORTH CAROLINA

CUMBERLAND COUNTY

I, a Notary Public for said County and State, do hereby certify that Jimmy Puczylowski, personally appeared before me this day and acknowledged the due execution of the foregoing instrument as President of Regency Homes, Inc.

Witness my hand and notarial seal or stamp this the 26th day of October, 2006.

Linda W. Swinson
Notary Public



My Commission expires:

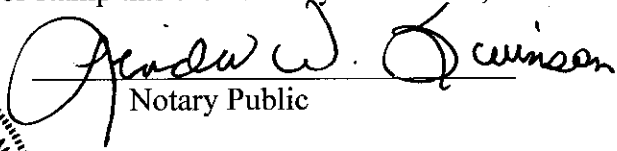
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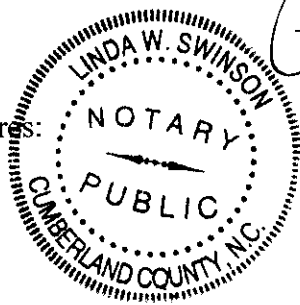
NORTH CAROLINA

CUMBERLAND COUNTY

I, a Notary Public for said County and State, do hereby certify that Jimmy Puczykowski, personally appeared before me this day and acknowledged the due execution of the foregoing instrument as Managing Member of Regency Homes II, LLC.

Witness my hand and notarial seal or stamp this the 26th day of October, 2006.


Notary Public



My Commission expires:
6/13/07