

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

FILED	Aug 17, 2020
AT	02:16:15 pm
BOOK	10848
START PAGE	0821
END PAGE	0824
INSTRUMENT #	29347
RECORDING	\$26.00
EXCISE TAX	(None)

BLF

Return: Law office of Miranda McElroy

After recording, please return to: Stephen J. Perry, Esq., R&L Gates LLP, P.O. Box 17047, Raleigh, NC 27619

INDEXING NOTE TO CLERK'S OFFICE: Cross-Reference to Declaration at: Book 9744
 Page 710

Index in Grantor index under "FSB Special Assets, LLC"

Index in Grantee index under "Lexington Woods Subdivision" and "Lexington Woods Homeowners Association, Inc."

STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

**SUPPLEMENTAL DECLARATION OF
 COVENANTS, CONDITIONS, AND RESTRICTIONS
 FOR LEXINGTON WOODS
 (Phase One, Section Two)**

THIS SUPPLEMENTAL DECLARATION is made on the date of its recordation in the Cumberland County Registry by FSB Special Assets, LLC (hereinafter referred to as "Declarant").

WHEREAS, Lexington Woods, LLC, a North Carolina limited liability company, recorded that certain Declaration of Covenants, Conditions, and Restrictions for Lexington Woods Subdivision ("Declaration") dated October, 2015, and recorded in Book 9744, Page 710, *et seq.*, in the Office of the Register of Deeds of Cumberland County, North Carolina (the "Registry");

WHEREAS, Lexington Woods, LLC, was converted into Lexington Woods, Inc., pursuant to those certain Articles of Incorporation and Articles of Conversion recorded in Book 10554, Page 716 of the Registry;

WHEREAS, Lexington Woods, Inc. was merged with certain other entities into River Landing Center, LLC, pursuant to those certain Articles of Merger recorded in the Book 10554, Page 725 of the Registry;

WHEREAS, pursuant to that certain Request for Transfer of all Special Declarant Rights and Declaration of Intention to Hold Special Declarant Rights Solely for Transfer to Another Person recorded in the Registry in Book 10684, Page 111 ("Declaration of Intent"), and that certain Trustee's Deed recorded in the Registry in Book 10684, Page 122, Declarant succeeded to all the special declarant rights (as defined in the Declaration of Intent), solely for the purpose of holding all such rights for the transfer to another;

WHEREAS, pursuant to that certain Partial Revocation Of Declaration Of Intention To Hold Special Declarant Rights Solely For Transfer To Another Person recorded in the Registry on or about the date of this Supplemental Declaration, Declarant revoked its declaration made in the Declaration of Intent to hold all of the special declarant rights solely for transfer to another person, but such revocation was only applicable to the right of declarant to subject additional lands to the Declaration pursuant to Article II, Section 2, of the Declaration (the "Annexation Right");

WHEREAS, pursuant to the Annexation Right, Declarant may, without the consent of the Association (as defined in the Declaration), submit all or any portion of the property described on Exhibit "B" of the Declaration ("Expansion Property") to the terms of the Declaration and impose additional covenants and easements on such property;

WHEREAS, the property described on Exhibit "A" of this Supplemental Declaration (the "Additional Property") is a portion of the Expansion Property;

WHEREAS, the Declarant is the owner of the Additional Property; and

WHEREAS, the Declarant desires to submit the Additional Property to the terms of the Declaration.

NOW, THEREFORE, pursuant to the Annexation Right held by the Declarant under the Declaration, the Declarant hereby subjects the Additional Property to the provisions of the Declaration. The Additional Property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered pursuant to the provisions of this Supplemental Declaration, which shall run with the title to such property and shall be binding upon all persons having any right, title, or any interest in such property, their respective heirs, legal representatives, successors, successors-in-title, and assigns. The provisions of this Supplemental Declaration shall be binding upon Lexington Woods Homeowners Association, Inc., a North Carolina corporation (the "Association"), in accordance with the terms of the Declaration.

[Signature Page Follows]

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration on the date and year first written above.

FSB SPECIAL ASSETS, LLC

By: [Signature]
Print/Type Name Billie N. Haycraft, Jr.
Title: Manager

Canadian County, Oklahoma

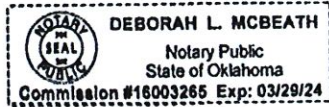
I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document in the capacity above indicated: Billie N. Haycraft, Jr.

Date: 08/03/2020

[Signature]
Signature of Notary Public

DEBORAH L. McBEATHTH
Notary Public
Printed or typed name

[AFFIX NOTARY STAMP/SEAL]



My commission expires: 03/29/2024

(N.P. SEAL)

[Signature Page - Supplemental Declaration]

EXHIBIT "A"

Additional Property

BEING all those certain tracts or parcels of land situated in Cumberland County, North Carolina and more particularly described as follows:

BEING all of those certain tracts or parcels of land shown on that plat of survey of Lexington Woods Subdivision, Phase One, Section Two, recorded in Plat Book 141, Page 181, Cumberland County Registry, which plat is referenced for a more particular description.

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

FILED	Aug 17, 2020
AT	02:16:15 pm
BOOK	10848
START PAGE	0821
END PAGE	0824
INSTRUMENT #	29347
RECORDING	\$26.00
EXCISE TAX	(None)

BLF

Return: Law office of Miranda McElroy

After recording, please return to: Stephen J. Perry, Esq., R&L Gates LLP, P.O. Box 17047, Raleigh, NC 27619

INDEXING NOTE TO CLERK'S OFFICE: Cross-Reference to Declaration at: Book 9744
 Page 710

Index in Grantor index under "FSB Special Assets, LLC"

Index in Grantee index under "Lexington Woods Subdivision" and "Lexington Woods Homeowners Association, Inc."

STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

**SUPPLEMENTAL DECLARATION OF
 COVENANTS, CONDITIONS, AND RESTRICTIONS
 FOR LEXINGTON WOODS
 (Phase One, Section Two)**

THIS SUPPLEMENTAL DECLARATION is made on the date of its recordation in the Cumberland County Registry by FSB Special Assets, LLC (hereinafter referred to as "Declarant").

WHEREAS, Lexington Woods, LLC, a North Carolina limited liability company, recorded that certain Declaration of Covenants, Conditions, and Restrictions for Lexington Woods Subdivision ("Declaration") dated October, 2015, and recorded in Book 9744, Page 710, *et seq.*, in the Office of the Register of Deeds of Cumberland County, North Carolina (the "Registry");

WHEREAS, Lexington Woods, LLC, was converted into Lexington Woods, Inc., pursuant to those certain Articles of Incorporation and Articles of Conversion recorded in Book 10554, Page 716 of the Registry;

WHEREAS, Lexington Woods, Inc. was merged with certain other entities into River Landing Center, LLC, pursuant to those certain Articles of Merger recorded in the Book 10554, Page 725 of the Registry;

WHEREAS, pursuant to that certain Request for Transfer of all Special Declarant Rights and Declaration of Intention to Hold Special Declarant Rights Solely for Transfer to Another Person recorded in the Registry in Book 10684, Page 111 ("Declaration of Intent"), and that certain Trustee's Deed recorded in the Registry in Book 10684, Page 122, Declarant succeeded to all the special declarant rights (as defined in the Declaration of Intent), solely for the purpose of holding all such rights for the transfer to another;

WHEREAS, pursuant to that certain Partial Revocation Of Declaration Of Intention To Hold Special Declarant Rights Solely For Transfer To Another Person recorded in the Registry on or about the date of this Supplemental Declaration, Declarant revoked its declaration made in the Declaration of Intent to hold all of the special declarant rights solely for transfer to another person, but such revocation was only applicable to the right of declarant to subject additional lands to the Declaration pursuant to Article II, Section 2, of the Declaration (the "Annexation Right");

WHEREAS, pursuant to the Annexation Right, Declarant may, without the consent of the Association (as defined in the Declaration), submit all or any portion of the property described on Exhibit "B" of the Declaration ("Expansion Property") to the terms of the Declaration and impose additional covenants and easements on such property;

WHEREAS, the property described on Exhibit "A" of this Supplemental Declaration (the "Additional Property") is a portion of the Expansion Property;

WHEREAS, the Declarant is the owner of the Additional Property; and

WHEREAS, the Declarant desires to submit the Additional Property to the terms of the Declaration.

NOW, THEREFORE, pursuant to the Annexation Right held by the Declarant under the Declaration, the Declarant hereby subjects the Additional Property to the provisions of the Declaration. The Additional Property shall be sold, transferred, used, conveyed, occupied, and mortgaged or otherwise encumbered pursuant to the provisions of this Supplemental Declaration, which shall run with the title to such property and shall be binding upon all persons having any right, title, or any interest in such property, their respective heirs, legal representatives, successors, successors-in-title, and assigns. The provisions of this Supplemental Declaration shall be binding upon Lexington Woods Homeowners Association, Inc., a North Carolina corporation (the "Association"), in accordance with the terms of the Declaration.

[Signature Page Follows]

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration on the date and year first written above.

FSB SPECIAL ASSETS, LLC

By: [Signature]
Print/Type Name: Billie N. Haycraft, Jr.
Title: Manager

Canadian County, Oklahoma

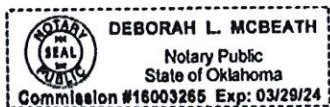
I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document in the capacity above indicated: Billie N. Haycraft, Jr.

Date: 08/03/2020

[Signature]
Signature of Notary Public

DEBORAH L. McBEATHTH
Notary Public
Printed or typed name

[AFFIX NOTARY STAMP/SEAL]



My commission expires: 03/29/2024

(N.P. SEAL)

[Signature Page - Supplemental Declaration]

EXHIBIT "A"

Additional Property

BEING all those certain tracts or parcels of land situated in Cumberland County, North Carolina and more particularly described as follows:

BEING all of those certain tracts or parcels of land shown on that plat of survey of Lexington Woods Subdivision, Phase One, Section Two, recorded in Plat Book 141, Page 181, Cumberland County Registry, which plat is referenced for a more particular description.