

Matthew S. Willis Register of Deeds

Harnett County, NC

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Prepared By and Return To:

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**TENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR OAKMONT**

[Annexation of Remainder Acreage]

**THIS TENTH AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR OAKMONT** (this "Amendment") is
made and entered into by **Oakmont Development Partners LLC**, a Delaware limited
liability company (the "Declarant").

W I T N E S S E T H:

WHEREAS, Declarant previously executed that certain Declaration of Covenants,
Conditions and Restrictions for Oakmont which was recorded in Book 2947, Page 545, as
amended by First Amendment recorded in Book 3015, Page 183 (and re-recorded in
Book 3015, Page 771), as amended by Second Amendment in Book 3033, Page 527, as
amended by Third Amendment in Book 3123, Page 715, as amended by Fourth
Amendment in Book 3168, Page 100, as amended by Fifth Amendment in Book 3406,
Page 915, as amended by Sixth Amendment in Book 3491, Page 131, as amended by
Seventh Amendment in Book 3559, Page 415, as amended by Eighth Amendment in
Book 3877, Page 101, as amended by Ninth Amendment in Book 4077, Page 700, all
Harnett County, NC Registry (collectively, the "Declaration");

WHEREAS, the Declaration applies to those certain residential lots and acreage
that comprise the Oakmont residential subdivision (the "Subdivision"), as more
particularly described in the Declaration;

WHEREAS, Article II(f) of the Declaration provides that Declarant may
unilaterally annex additional property into the Subdivision;

Submitted electronically by "Sandhills Law Group"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

WHEREAS, the Declarant desires to annex the remainder of the Oakmont future development acreage into the Subdivision, as described on Exhibit A attached hereto and incorporated herein by reference (the “New Phase”);

WHEREAS, Declarant desires to annex all of the New Phase into the Subdivision and subject same to the terms of the Declaration; and

WHEREAS, Declarant hereby amends the Declaration, as follows:

NOW, THEREFORE, pursuant to its rights set forth in Article II(f), and as may be contained elsewhere within the Declaration; and in consideration of the covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant hereby amends the Declaration as follows:

1. The above recitals are hereby incorporated herein by reference;
2. The New Phase is hereby annexed into the Subdivision; and the New Phase shall be subject to all restrictions and obligations set forth in the Declaration, and shall also benefit from all easements and other rights set forth therein;
3. Except as specifically amended herein, the Declaration remains unchanged and in full force and effect, and Declarant, by its execution hereof, hereby ratifies, affirms and approves the Declaration, as specifically amended hereby. All capitalized terms that are not specifically defined herein shall have the meanings attributed to them in the Declaration.

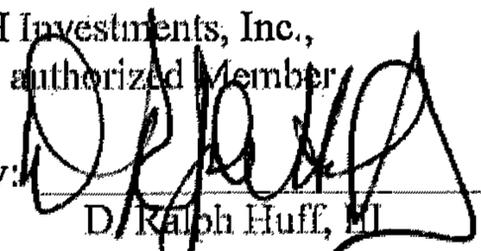
**[Remainder of This Page Intentionally Left Blank;
Signature Page Attached Hereto]**

IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date set forth in the below notary acknowledgment, which shall comprise the effective date hereof.

DECLARANT:

Oakmont Development Partners LLC

By: H&H Investments, Inc.,
its authorized Member

By: 
D. Ralph Huff, III
President

STATE OF NORTH CAROLINA

COUNTY OF Cumberland

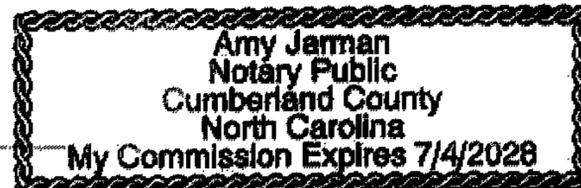
I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: D. Ralph Huff, III, in his capacity as president of H&H Investments, Inc., a North Carolina corporation, said corporation acting in its capacity as authorized Member of Oakmont Development Partners LLC, a Delaware limited liability company.

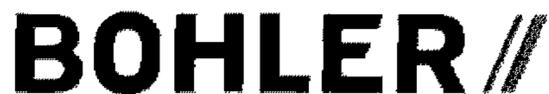
Date: December 19, 2023

Official Signature of Notary: 

Notary's Printed Name: Amy Jarman

My commission expires: 7/4/28





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EXHIBIT A

Date: December 14, 2023

**Legal Description of a
 132.793 Acre Area
 Property of Oakmont Development Partners, LLC
 PINs: 0507-44-6025 & 0507-53-6396
 DB 3662, PG 762 & DB 3557, PG 894**

Subject area being located in Harnett County, North Carolina:

BEGINNING at an iron rebar found, said iron rebar being along the northeasterly right-of-way of Hopeland Drive, thence with the northerly right-of-way of Hopeland Drive, N 74° 20' 56" W 50.00' to a computed point, said computed point being along the northwesterly right-of-way of Hopeland Drive;

Thence with the westerly right-of-way of Hopeland Drive and with a curve to the left, said curve having an arc length of 90.82' and a radius of 600.00', with a chord bearing and distance of S 11° 18' 53" W 90.73' to a computed point;

Thence leaving the westerly right-of-way of Hopeland Drive, N 83° 01' 18" W 200.20' to a computed point;

Thence N 37° 26' 20" E 293.62' to a computed point;

Thence N 38° 31' 47" E 393.49' to an iron rebar found;

Thence N 00° 05' 16" W 396.25' to an iron rebar found;

Thence N 89° 56' 20" W 103.58' to an iron rebar found;

Thence S 83° 40' 04" W 160.94' to an iron rebar found;

Thence S 21° 24' 15" W 287.02' to an iron rebar found;

Thence S 56° 50' 28" W 632.50' to an iron rebar found;

Thence N 14° 38' 11" W 81.35' to an iron rebar found;

Thence N 14° 12' 06" W 167.67' to an axle found, said axle being the southeast corner of the Now or Formerly James Edwards property (DB 3692, PG 208);

Thence N 05° 00' 13" E 257.35' to an iron pipe found;

Thence N 00° 09' 46" W 1093.56' to a computed point, said computed point being the southwest corner of the Now or Formerly Harnett County Board of Education property (DB 860, PG 944);

Thence with the southerly line of the Now or Formerly Harnett County Board of Education property the following courses and distances:

S 89° 56' 03" E 687.01' to an iron rebar found;

N 00° 19' 34" E 250.62' to an iron pipe found;

S 89° 48' 40" E 172.96' to an iron pipe found;

S 00° 02' 26" E 249.53' to an existing concrete monument;

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S 89° 56' 20" E 1569.80' to an existing concrete monument, said concrete monument also being the southeast corner of the Now or Formerly Harnett County Board of Education property, and being along the westerly line of the Now or Formerly Vivian S. Hubbard property (DB 3375, PG 519);

Thence with the westerly line of the Now or Formerly Vivian S. Hubbard property, S 04° 41' 22" W 985.55' to a computed point, said computed point also being the southwest corner of the Now or Formerly Vivian S. Hubbard property;

Thence with the southerly line of the Now or Formerly Vivian S. Hubbard property, N 73° 23' 50" E 659.07' to an existing concrete monument, said concrete monument being the northwest corner of the Now or Formerly Phillip Page property (DB 2123, PG 620);

Thence with the westerly line of the Now or Formerly Phillip Page property, S 01° 30' 44" W 2583.62' to an iron pipe found;

Thence leaving the westerly line of the Now or Formerly Phillip Page property, S 69° 59' 18" W 717.95' to an iron rebar found;

Thence S 70° 31' 56" W 91.01' to a computed point;

Thence N 00° 17' 24" W 451.21' to a computed point;

Thence S 81° 03' 29" W 663.41' to a computed point, said computed point being along the easterly right-of-way of Countryside Drive;

Thence with the easterly right-of-way of Countryside Drive the following courses and distances:

With a curve to the left, said curve having an arc length of 22.33' and a radius of 425.00', having a chord bearing and distance of N 10° 26' 50" W 22.33' to a computed point;

With a curve to the right, said curve having an arc length of 343.55' and a radius of 475.00', with a chord bearing and distance of N 08° 46' 03" E 336.11' to a computed point;

Thence with a curve to the right, said curve having an arc length of 43.16' and radius of 25.00', having a chord bearing and distance of N 78° 56' 54" E 38.00' to a computed point;

Thence N 27° 50' 40" E 61.17' to a computed point, said computed point being along the easterly right-of-way of Kingwood Court;

Thence with the right-of-way of Kingwood Court, with a curve to the right, said curve having an arc length of 36.51' and a radius of 25.00', having a chord bearing and distance of N 08° 22' 50" W 33.35' to a computed point;

Thence N 33° 27' 44" E 183.76' to a computed point;

Thence leaving the easterly right-of-way of Kingwood Court, S 56° 32' 16" E 411.00' to a computed point;

Thence N 16° 54' 48" E 417.29' to an iron rebar found;

Thence N 11° 14' 49" E 509.07' to a computed point;

Thence N 11° 14' 49" E 323.54' to a computed point;

Thence N 19° 36' 38" E 315.62' to an iron rebar found;

Thence S 61° 22' 58" W 429.82' to an iron rebar found;

Thence N 85° 29' 04" W 683.19' to an iron rebar found;

Thence S 68° 02' 19" W 180.95' to a computed point;

Thence S 38° 31' 47" W 343.89' to a computed point;

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Thence N 74° 20' 58" W 224.38' to an iron rebar found, said iron rebar being along the northeasterly right-of-way of Hopeland Drive and also being THE POINT AND PLACE OF BEGINNING and containing 5,784,459 square feet or 132.793 acres, more or less.

The property described hereon is subject to all easements, rights-of-way and restrictions of record.