

FILED
 CUMBERLAND COUNTY NC
 J. LEE WARREN, JR.
REGISTER OF DEEDS
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Prepared By and Return To:
 Reaves Law, PLLC
 P.O. Box 53187
 Fayetteville, NC 28305

**THIRTEENTH AMENDMENT TO
 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
 FOR KINGS GRANT TOWNHOMES**

(Building 6 and Building 18)

This Thirteenth Amendment to Declaration of Covenants, Conditions and Restrictions for Kings Grant Townhomes (this "Amendment") is made and entered into as of the date set forth below by **QUARTERMAIN CONSTRUCTION COMPANY, LLC**, a North Carolina limited liability company (the "Declarant").

W I T N E S S E T H:

WHEREAS, Declarant executed and caused to be recorded that certain Declaration of Covenants, Conditions and Restrictions for Kings Grant Townhomes recorded in Book 6965, Page 420 (Building 26), as amended by first amendment recorded in Book 6982, Page 358 (Building 25), as further amended by second amendment recorded in Book 7017, Page 32 (Building 24), as further amended by third amendment recorded in Book 7038, Page 654 (Building 23), as further amended by fourth amendment recorded in Book 7054, Page 441 (Building 5), as further amended by fifth amendment in Book 7139, Page 156 (Building 4), as further amended by sixth amendment in Book 7164, Page 363 (Building 3), as further amended by seventh amendment in Book 7282, Page 286 (Building 22), as further amended by eighth amendment in Book 7384, Page 342 (Building 21), as further amended by ninth amendment in Book 7441, Page 487 (Building 20), as further amended by tenth amendment in Book 7583, Page 5 (Amenity Lot Area; Huske Pond; Other Revisions), as further amended by eleventh amendment in Book 7602, Page 255 (Building 2), as further amended by twelfth amendment in Book 8778, Page 238 (Building 19), all Cumberland County Registry (as amended, the "Townhome Declaration"), the terms of which are incorporated herein by this reference;

WHEREAS, said Townhome Declaration applied to and covered a portion of the Kings Grant townhome development as referenced therein (the "Townhome Development");

WHEREAS, Article II, Section 3 of said Townhome Declaration provided that Declarant may annex additional property into the Townhome Development;

WHEREAS, the Declarant is the owner of and has caused to be recorded (i) a plat entitled "Survey of Kings Grant, Section C, Phase 2, Building 6", as recorded in Plat Book 140, Page 114, and (ii) a plat entitled "Survey of Kings Grant, Section C, Phase 2, Building 18", as recorded in Plat Book 140, Page 113, all aforesaid Registry (together, the "Additional Townhome Section"); and

WHEREAS, the Declarant desires that the Additional Townhome Section also become subject to the terms of the Townhome Declaration.

NOW, THEREFORE, in consideration of the mutual covenants contained in the Townhome Declaration and other good and valuable consideration, the Declarant hereby expressly declares that the Additional Townhome Section is hereby incorporated and made subject to the Townhome Declaration. Said property shall be subject to the restrictions and obligations as described therein and shall also benefit from all easements and other rights as described therein.

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

IN WITNESS WHEREOF, Declarant has set its hand as of the day and year set forth in the below notary acknowledgment.

DECLARANT:

**QUARTERMAIN CONSTRUCTION
COMPANY, LLC**

By: SRW Builders, Inc.
its Member/Manager

By: *Re. N. Williams*
Vice 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 or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Palmer Williams as the Vice President of SRW BUILDERS, INC., a North Carolina corporation, said corporation acting in its capacity as the Member/Manager of Quartermain Construction Company, LLC, a North Carolina limited liability company

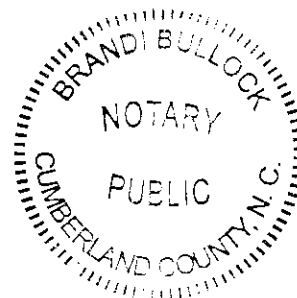
Date: 1/25/2018

Official Signature of Notary: *Brandi Bullock*

Notary's Printed Name: Brandi Bullock

My commission expires: June 22nd, 2022

[Affix Notary Seal or Stamp]



(N.P. SEAL)