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Prepared by:  
Herbert H. Thorp, THORP AND CLARKE 017542

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NORTH CAROLINA  
CUMBERLAND COUNTY

DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS AND ANNEXATION OF  
PRESTON WOODS, PHASE II

THIS DECLARATION, made this the 30<sup>th</sup> day of October, 1990, by  
Biltwell, Inc., a North Carolina Corporation, herein referred to as  
"Declarant" and "Owner":

W I T N E S S E T H:

WHEREAS, Owner owns certain property in Cumberland County,  
North Carolina, more particularly described as follows:

SEE ATTACHED EXHIBIT A

WHEREAS, Declarant and the Owner desire to have the above  
described property annexed to Phase I of Preston Woods as Preston  
Woods, Phase II.

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

That certain Declaration of Covenants, Conditions and  
Restrictions dated Oct. 24, 1990, and recorded in Book 3623, Page  
195, Cumberland County 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.

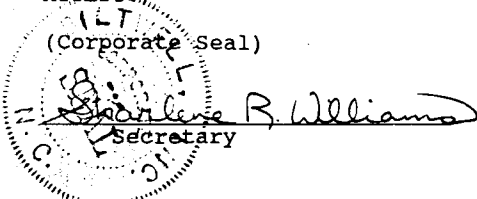
IN WITNESS WHEREOF, Biltwell, Inc., the Declarant and Owner  
herein has caused this Declaration to be signed in its corporate  
name by its \_\_\_\_\_ President and attested by its \_\_\_\_\_ Secretary  
and sealed with its corporate seal, all on the day and year first

(47)  
10 20

above written.

BILTWELL, INC.  
as Declarant and Owner

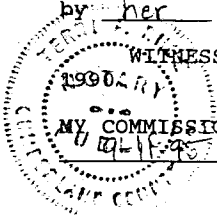
ATTEST:  
(Corporate Seal)



BY: Joseph A. Robble III  
PRESIDENT

NORTH CAROLINA  
CUMBERLAND COUNTY

I, Terri A. Rhue, a Notary Public in and for said County and State, do hereby certify that Charlene R. Williams personally appeared before me this day and acknowledged that S is the Secretary of BILTWELL, INC., a North Carolina Corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by her as its Secretary.



WITNESS My hand and Notarial Seal, this the 30<sup>th</sup> day of May, October

Terri A. Rhue  
NOTARY PUBLIC

SEE PLAT BOOK 3, PAGE 100, CUMBERLAND COUNTY REGISTRY, NORTH CAROLINA.

The foregoing Certificate(s) of Terri A. Rhue

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

GEORGE E. TATUM REGISTER OF DEEDS FOR CUMBERLAND COUNTY,  
By Janita L. Wilburn Deputy/Assistant - Register of Deeds

EXHIBIT "A

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PRESTON WOODS CONDOMINIUMS  
PHASE TWO

Beginning at a point, said point being in the eastern property line of Preston Woods Condominiums, Phase One, and being the northeast corner of Lot 28, Block "J", Glendale Acres Subdivision as recorded in Plat Book 29, Page 58, Cumberland County Registry; thence with said eastern boundary line of Preston Woods Condominiums, Phase One, North 10 degrees 44 minutes 00 seconds West 261.03 feet to a point; thence continuing with the boundary of said Preston Woods Condominiums, Phase One, North 80 degrees 29 minutes 00 seconds East 47.59 feet to a point; thence continuing with said Preston Woods boundary line, South 79 degrees 50 minutes 00 seconds East 182.50 feet to a point; thence South 10 degrees 10 minutes 00 seconds West 327.16 feet to a point; thence South 79 degrees 50 minutes 00 seconds West 101.37 feet to a point; thence North 10 degrees 44 minutes 00 seconds West 109.72 feet to the point and place of Beginning and containing 1.319 acres by D.M.D. more or less.

LE/le  
6/13/90