

DRAWN BY AND MAIL TO: W. Irwin Fuller, Jr.
P. O. Drawer U
Greensboro, N. C. 27402

Carroll
PICK UP

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DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made on the date hereinafter set forth, by Charter Carolina Co., hereinafter referred to as "Declarant".

W I T N E S S E T H:

WHEREAS, Declarant is the owner of certain property situated in Friendship Township, Guilford County, North Carolina, which property is more particularly identified as follows:

Lying and being in Friendship Township, Guilford County, North Carolina and being more particularly described in and on the document attached hereto as SCHEDULE A and incorporated herein by reference.

NOW, THEREFORE, Declarant hereby declares that all of the property identified 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 aforesaid property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

Section 1. "Association" shall mean and refer to Maple Ridge Association, its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more person or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore identified, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the owners. The Common Area to be owned by the Association at the time of the conveyance of the first lot is described as follows:

All that land designated "Common Area", as shown on a plat entitled Maple Ridge (Section 1), which plat appears of record in Plat Book 74, Page 4, in the Office of the Register of Deeds of Guilford County, North Carolina.

Section 5. "Lot" shall mean and refer to any numbered plat of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area and dedicated streets. "Attached Residential Lots" are those upon which are constructed or are designed for construction thereon of attached residential structures. All other Lots are "Detached Residential Lots".

Section 6. "Member" shall mean and refer to every person or entity who holds membership in the Association.

Section 7. "Declarant" shall mean and refer to Charter Carolina Co., its successors and assigns, if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

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ARTICLE II
PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the entire Common Area owned from time to time by the Association, which right and easement of enjoyment shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) the right of the Association to charge reasonable admission and other fees for the use of any facility situated upon the Common Area;

(b) the right of the Association to suspend the voting rights of and the right to use of any recreational facilities by an owner for any period during which any assessment against his Lot remains unpaid and for a period not to exceed 60 days for any infraction of its published rules and regulations;

(c) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to any conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument signed by at least two-thirds (2/3) of each class of members, agreeing to such dedication or transfer, has been recorded; and

(d) the right of the Association to impose regulations for the use and enjoyment of the Common Area and improvements thereon, which regulations may further restrict the use of the Common Area.

Section 2. Delegation of Use. Any Owner may delegate, in accordance with the By-Laws, his rights of enjoyment of the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

Section 3. Parking Rights. Ownership of each Lot shall entitle the Owner or Owners thereof to the use of those parking spaces provided in the Common Area.

ARTICLE III
MEMBERSHIP AND VOTING RIGHTS

Section 1. Every owner of a Lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners with the exception of the Declarant and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote or votes for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot. Class A members shall consist of Attached Residential Lot Members and Detached Residential Lot Members. Attached Residential Lot Members are those members who are Owners of Attached Residential Lots and Detached Residential Lot Members are those members who are Owners of Detached Residential Lots.

Class B. The Class B member shall be the Declarant, and it shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or

(b) on December 31, 1992.

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ARTICLE IV

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner, for any Lot (by acceptance of a deed therefor, whether or not it shall be so expressed in such deed), is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for the delinquent assessments shall not pass to any successor in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the benefit, health, safety and welfare of the residents of the Properties and in particular for the acquisition, improvement and maintenance of properties, services and facilities devoted to this purpose and related to the exterior maintenance of homes situated upon Attached Residential Lots or for the use and enjoyment of the Common Area, including but not limited to, the cost of repairs, replacements and additions, the cost of labor, equipment, materials, management and supervision, the payment of taxes assessed against the Common Area, the procurement and maintenance of insurance in accordance with the By-Laws, the payment of charges for common television antenna service to Attached Residential Lots, the employment of attorneys to represent the Association when necessary and such other needs as may arise.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment for Attached Residential Lot Members shall be Six Hundred and No/100 (\$600.00) Dollars per Attached Residential Lot and for Detached Residential Lot Members, Two Hundred Forty and No/100 (\$240.00) Dollars per Detached Residential Lot.

(a) The maximum annual assessment for the calendar year immediately following the conveyance of the first Lot to an Owner and for each calendar year thereafter shall be established by the Board of Directors and may be increased by the Board of Directors without approval by the membership by an amount not to exceed five (5%) percent of the maximum annual assessment of the previous year.

(b) The maximum annual assessment for the calendar year immediately following the conveyance of the first Lot to an Owner and for each calendar year thereafter, subject to the provisions of Section 6 of this Article, may be increased without limit by a favorable vote of two-thirds (2/3) of each class of Members who are voting in person or by proxy, at a meeting duly called for this purpose.

(c) The Board of Directors may fix the annual assessment at any time at an amount not in excess of the maximum, subject to the provisions of Section 6 of this Article.

(d) The Declarant shall be required to pay only 25% of any annual or special assessments on Lots owned by the Declarant until said Lots are transferred to a Class A member.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any calendar year a special assessment for the purpose of defraying, in whole or in part, the costs of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of Members who are voting in person or by proxy at a meeting duly called for this purpose. All special assessments shall be fixed at a uniform rate for all Lots and may be collected on a monthly basis.

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Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all Members not less than 30 days nor more than 60 days in advance of the meeting. At the first such meeting called, the presence of Members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

Section 6. Rate of Annual Assessment. Both annual and special assessments shall be fixed and maintained at a uniform rate for all Lots within the same class and may be collected on a monthly basis. The books and records of the Association shall be kept in such a manner that it is possible to determine and ascertain (i) such sums as are expended by the Association for development, improvement, maintenance, and upkeep of all facilities of the Association, including those portions of the Common Area which are for the mutual use and benefit of both Detached Residential Lot Members and Attached Residential Lot Members, and (ii) such sums as are expended for the development, improvement, maintenance and upkeep of the exterior of homes on Attached Residential Lots and such portions of the Common Area which are for the primary benefit of Attached Residential Lot Members only. Both annual and special assessments must be fixed in such a manner that Detached Residential Lot Members are not assessed for such portions of the Association's expenditures as are related to matters which are the primary benefit of Attached Residential Lot Members.

Section 7. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall be collected on a monthly basis and shall commence as to all Lots on the first day of the month following the conveyance of the Common Area of the recorded plat on which such Lot is shown. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. At least thirty (30) days in advance of each annual assessment period, the Board of Directors shall fix the amount of the annual assessment against each Lot and send written notice of each assessment to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified lot have been paid.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of 6 percent per annum. The Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs and reasonable attorney's fees of such action or foreclosure shall be added to the amount of such assessment. No owner may waive or otherwise escape liability for the assessment provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 9. Subordination of the Lien to Mortgages. The assessment liens provided for herein shall be subordinate only to the lien of a first mortgage or deed of trust. Sale or transfer of any Lot shall not affect the assessment lien or liens provided for in the preceding section. However, the sale or transfer of any Lot which is subject to any first mortgage or deed of trust, pursuant to a foreclosure thereof or any proceeding in lieu of foreclosure thereof, shall extinguish the lien of such assessments as to the payment thereof which become due prior to such sale or transfer. No such sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof, but the liens provided for herein shall continue to be subordinate to the lien of any first mortgage or deed of trust.

Section 10. Exempt Property. All property dedicated to, and accepted by, a local public authority and all properties owned by a charitable or nonprofit organization exempt from taxation by the laws of the State of North Carolina shall be exempt from the assessments created herein. However, no land or improvements devoted to dwelling use shall be exempt from said assessments.

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ARTICLE V

ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected or maintained upon any Attached Residential Lot, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with; provided that nothing herein contained shall be construed to permit interference with the development of the Properties by the Declarant so long as said development follows the general plan of development of the Properties previously approved by FHA and/or VA.

ARTICLE VI

PARTY WALLS

Section 1. General Rules of Law to Apply. Each wall which is built as a part of the original construction of the homes upon the Properties and placed on the dividing line between Lots shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Section 2. Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use.

Section 3. Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it, and if the other Owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such Owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

Section 4. Weatherproofing. Notwithstanding any other provision of this Article, an Owner who by his negligent or willful act causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

Section 5. Right to Contribution Runs With Land. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

Section 6. Arbitration. In the event of any dispute arising concerning a party wall, or under the provisions of this Article, each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator, and the decision shall be by a majority of all the arbitrators.

ARTICLE VII

EXTERIOR MAINTENANCE

Section 1. Types of Maintenance. In addition to maintenance upon the Common Area, the Association shall provide exterior maintenance upon each Attached Residential Lot which is subject to assessment hereunder, as follows: Paint, repair, replace and care

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of roof, gutters, downspouts, exterior building surfaces, trees, shrubs, walks, and other exterior improvements. Such exterior maintenance shall not include glass surfaces. The Association shall be entitled to provide or arrange for such other maintenance, repair, or replacement actions for an Attached Residential Lot as the Board of Directors shall from time to time determine is necessary or desirable. In order to enable the Association to accomplish the foregoing, there is hereby reserved to the Association the right to unobstructed access over and upon each Lot at all reasonable times to perform maintenance as provided in this Article.

Section 2. Costs Subject to Assessments. In the event that the need for maintenance, repair, or replacement actions with respect to an Attached Residential Lot is caused through the willful or negligent act of the Owner, his family, guests, or invitees, or tenants, or is caused by fire, lightning, windstorm, hail, explosion, riot, riot attending a strike, civil commotion, aircrafts, vehicles, and smoke, as the foregoing are defined and explained in North Carolina Standard Fire and Extended Coverage insurance policies, the cost of such maintenance, repair, or replacement actions shall be added to and become a part of the assessment to which such Lot is subject, but this provision shall not be construed to require that any proceeds received by an Attached Residential Lot owner from any insurance company affording coverage on an Attached Residential Lot for loss or damage from fire be expended by the Lot owner to repair or rebuild his Attached Residential unit in the event of fire damage or loss.

Section 3. No Exterior Maintenance for Detached Residential Lots. No exterior or other maintenance will be provided by the Association to Detached Residential Lots or the residences thereof.

ARTICLE VIII

USE RESTRICTIONS

Section 1. Land Use and Building Type. No Lot shall be used except for residential purposes.

Section 2. Dwelling Specifications. No dwelling shall be permitted having a ground area of the main structure, exclusive of one-story open porches, of less than 1000 square feet for a one-story dwelling nor less than 600 square feet for a dwelling of more than one story.

Section 3. Nuisance. No noxious or offensive activity shall be conducted upon any Lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Section 4. Animals. No animals, livestock or poultry of any kind shall be kept or maintained on any Lot or in any dwelling except that dogs, cats or other household pets may be kept or maintained provided that they are not kept or maintained for commercial purposes.

Section 5. Outside Antennas. No outside radio or television antennas shall be erected on any Attached Residential Structure unless and until permission for the same has been granted by the Board of Directors of the Association or its architectural control committee.

ARTICLE IX

EASEMENTS

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear ten feet and each side five feet of each Detached Residential Lot. Within these easements no structure, planting or other material shall be placed or permitted to remain which may interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements.

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ARTICLE X

GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of the Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of the covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners, provided that no amendment shall alter any obligation to pay assessments as herein provided or affect any lien for the payment thereof established herein. Any amendment must be properly recorded.

Section 4. Annexation.

(a) Additional residential property and Common Area may be annexed to the Properties with the consent of two-thirds (2/3) of each class of members.

(b) Additional land within the area described in the metes and bounds description attached hereto as SCHEDULE B and incorporated herein by reference may be annexed by the Declarant without the consent of members within ten (10) years of the date of this instrument provided that the FHA and VA determine that the annexation is in accord with the general plan heretofore approved by them.

Section 5. FHA/VA Approval. As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, dedication of Common Area, and amendment of this Declaration of Covenants, Conditions and Restrictions.

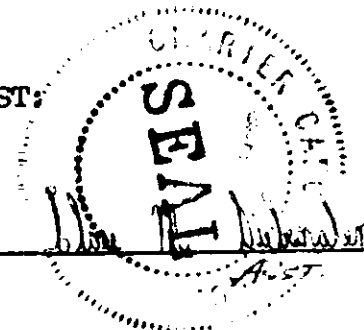
IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has caused this instrument to be executed in its name by its duly authorized officers and its corporate seal to be affixed, on this 6th day of July, 1984.

CHARTER CAROLINA CO.

By: W. L. Linnick President

ATTEST:

W. L. Linnick
Secretary



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NORTH CAROLINA

GUILFORD COUNTY

I, Patricia L. Dunn, a Notary Public, do hereby
 certify that Elsie M. Siebenaler personally came before me
 this day and acknowledged that he/she is Assistant Secretary of
Charter Carolina Co., 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/
 himself as its Assistant Secretary.

Witness my hand and official seal, this the 6 day of July, 1984.

Patricia L. Dunn
 Notary Public

My commission expires:

September 15, 1987

PATRICIA L. DUNN
 NOTARY PUBLIC
 GUILFORD COUNTY, NC
 Commission Expires 9/15/87

NORTH CAROLINA - GUILFORD
 The foregoing certificate(s) of
Patricia L. Dunn
 A Notary (Notaries) Public is
 (are) certified to be correct.
 This JUL 6 - 1984
 Key F. Patseavouras, Register of Deeds
Dorothy Keller
 Deputy, Register of Deeds

RECORDED
 KAY F. PATSEAVOURAS
 REGISTER OF DEEDS
 GUILFORD COUNTY, N. C.

JUL 6 3 33 PM '84
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EXHIBIT A ATTACHED TO DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
Dated July 6, 1984 FOR MAPLE RIDGE

PAGE 1 of 2 PAGES

FRIENDSHIP TOWNSHIP, GUILFORD COUNTY, NORTH CAROLINA:

FIRST TRACT:

BEGINNING at a point in the northern margin of Old Oak Ridge Road (N. C. State Road No. 2137), which point is located North 48° 15' West 1025.00 feet along and with the northern margin of Old Oak Ridge Road from an existing iron pipe marking a common corner for tracts owned by Marelee Corporation and by Ted L. Hardee et ux (formerly Cleo & E. Wyatt Knight), and running thence North 48° 15' West 179.39 feet along and with the northern margin of Old Oak Ridge Road to a point; thence North 16° 38' 12" East 115.00 feet to a point; thence North 30° 28' 45" East 100.62 feet to a point; thence North 11° 10' 33" East 67.13 feet to a point; thence South 78° 49' 27" East 120.00 feet to a point; thence South 88° 50' 13" East 40.62 feet to a point; thence South 84° 33' 11" East 89.95 feet to a point; thence North 49° 31' 49" East 45.65 feet to a point; thence North 33° 43' 30" East 58.60 feet to a point; thence North 49° 31' 49" East 104.50 feet to a point; thence South 44° 25' 11" East 295.42 feet to a point; thence along a curve to the right a chord course and distance of North 82° 26' 07" East 83.77 feet to a point; thence South 83° 18' 07" East 50.28 feet to a point; thence South 80° 57' 50" East 3.67 feet (chord course and distance) to a point; thence along a curve to the right a chord course and distance of South 34° 45' 32" East 62.37 feet to a point; thence along a curve to the right a chord course and distance of North 78° 54' 27" West 89.95 feet to a point; thence North 83° 18' 07" West 5.56 feet to a point; thence along a curve to the left a chord course and distance of South 67° 18' 59" West 127.57 feet to a point; thence South 37° 56' 05" West 140.88 feet to a point; thence along a curve to the right a chord course and distance of South 53° 36' 17" West 173.06 feet to a point; thence South 49° 55' 50" West 196.17 feet to a point in the northern margin of Old Oak Ridge Road; thence North 48° 15' West 200.00 feet along and with the northern margin of Old Oak Ridge Road to the POINT AND PLACE OF BEGINNING, and being TRACTS 1, 1-A, 1-B, 1-C and 1-D and containing 5.6685 acres, more or less, according to a survey dated March 26, 1984 by Evans Engineering, Inc., Greensboro, North Carolina.

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SECOND TRACT:

BEGINNING at an iron pipe marking the southwestern corner of Lot 6, Section 1 of Knightwood Subdivision, as per a plat recorded in Plat Book 39, Page 30, Guilford County Registry (which beginning point is also located North 11° 11' 30" East 1005.64 feet from an iron pipe in the northern margin of Old Oak Ridge Road (N. C. State Road No. 2137) marking a common corner for tracts owned by Marelee Corporation and Ted L. Hardee et ux), and running thence North 78° 48' 30" West 136.52 feet to a point; thence along a curve to the right a chord course and distance of South 44° 01' 23" West 128.37 feet to a point; thence along a curve to the left a chord course and distance of North 34° 45' 32" West 62.37 feet to a point; thence along a curve to the left of chord course and distance of North 50° 41' 10" East 83.59 feet to a point; thence South 78° 48' 30" East 20.78 feet to a point; thence North 16° 22' 10" West 392.72 feet to a point; thence North 03° 16' 05" East 203.23 feet to a point in the southern or rear line of Lot 15, Section 1 of Greenwood Acres Subdivision, as per a plat recorded in Plat Book 39, Page 27, Guilford County Registry; thence South 86° 15' 25" East 390.01 feet along and with the southern or rear line of Lots 15, 16, 17 and 18 of Section 1 of Greenwood Acres Subdivision to an iron pipe marking the northwestern corner of Lot 1, Section 1 of Knightwood Subdivision, as per a plat recorded in Plat Book 39, Page 30, Guilford County Registry; thence South 11° 11' 30" West 600.00 feet along and with the western or rear line of Lots 1, 2, 3, 4, 5 and 6 of Section 1 of Knightwood Subdivision to the POINT AND PLACE OF BEGINNING, and being TRACT 2 and containing 4.226 acres, more or less, according to a survey dated March 26, 1984 by Evans Engineering, Inc., Greensboro, North Carolina.

RECORD OF PUBLIC QUANTITY
DUE TO CONDITION
OF THE ORIGINAL DOCUMENT
AMENDED G. S. 161-14

THIRD TRACT:

BEGINNING at an iron pipe marking the southwestern corner of Lot 14, Section 1 of Greenwood Acres Subdivision, as per a plat recorded in Plat Book 39, Page 27, Guilford County Registry, and running thence South 08° 16' 08" West 569.40 feet to a point; thence South 44° 25' 11" East 108.29 feet to a point; thence along a curve to the right a chord course and distance of North 82° 26' 07" East 83.77 feet to a point; thence South 83° 18' 07" East 50.28 feet to a point; thence South 80° 57' 50" East 3.67 feet (chord course and distance) to a point; thence along a curve to the left a chord course and distance of North 50° 41' 10" East 83.59 feet to a point; thence South 78° 48' 30" East 20.78 feet to a point; thence North 16° 22' 10" West 392.72 feet to a point; thence North 03° 16' 05" East 203.23 feet to a point in the southern or rear line of Lot 15, Section 1 of Greenwood Acres Subdivision; thence North 86° 15' 25" West 116.72 feet along and with the southern or rear line of Lots 15 and 14 of Section 1 of Greenwood Acres Subdivision to the POINT AND PLACE OF BEGINNING, and being TRACT 4-A and containing 2.697 acres, more or less, according to a survey dated March 26, 1984 by Evans Engineering, Inc., Greensboro, North Carolina.

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EXHIBIT B ATTACHED TO DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
DATED July 6, 1984 FOR MAPLE RIDGE

BEGINNING at an existing iron pipe in the northern margin of Old Oak Ridge Road (N. C. State Road No. 2137), which existing iron pipe marks a common corner for tracts owned by Marelee Corporation and by Ted L. Hardee et ux, and running thence along and with the northern margin of Old Oak Ridge Road four calls, as follows: North 48° 15' West 1,627.37 feet to a point, North 44° 52' West 136.21 feet (chord course and distance) to a point, North 41° 28' 30" West 198.26 feet to a point, and North 51° 02' West 364.97 feet (chord course and distance) to a point in the centerline of Horsepen Creek; thence along and with the centerline of Horsepen Creek six (6) calls, as follows: North 36° 24' East 254.83 feet to a point, North 23° 00' 30" East 97.60 feet to a point, North 03° 09' 20" West 240.60 feet to a point, North 43° 02' 10" East 413.90 feet to a point, North 22° 31' 15" East 132.68 feet to a point, and North 31° 42' 45" East 213.92 feet to a point; thence South 80° 31' East 228.89 feet to a point; thence South 86° 07' East 189.35 feet to a point; thence South 04° 04' West 1,014.56 feet to a point; thence South 86° 53' East 470.60 feet to a point; thence North 04° 04' East 5.0 feet to a point; thence South 86° 13' East 603.84 feet to a point; thence South 11° 11' 30" West 1,608.06 feet to the POINT AND PLACE OF BEGINNING, and containing 55.909 acres, more or less, according to a survey dated April, 1982 by Evans Engineering, Inc., Greensboro, North Carolina.

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