

35299

Brown Investment  
Oneville W  
City 27402

Miss  
Silva

DECLARATION  
OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
GREENE'S CROSSING

THIS DECLARATION, made on the date hereinafter set forth by BROWN & JOBE PROPERTIES, a General Partnership organized and existing under the laws of the State of North Carolina with its principal office and place of business being the headquarters of Brown Investment Properties, Inc, one of its general partners at 440 West Market Street, Greensboro, North Carolina, hereinafter referred to as "Declarant."

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Guilford County, State of North Carolina, which is more particularly described as:

See Exhibit "A" attached hereto and incorporated herein by reference.

NOW, THEREFORE, Declarant hereby declares 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, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I  
DEFINITIONS

SECTION 1. "Association" shall mean and refer to Greene's Crossing Association, Inc., its successors and assigns.

SECTION 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a 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 hereinabove described, 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:

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All that land designated "Common Area" as shown on the plat entitled "Greene's Crossing, Section 1," which appears of record in the Office of the Register of Deeds of Guilford County, North Carolina in Plat Book 72, at page 213.

SECTION 5. "Member" shall mean and refer to every person or entity who holds membership in the Association.

SECTION 6. "Declarant" shall mean and refer to Brown & Jobe Properties, a North Carolina General Partnership, its successors and assigns, if such successors and assigns should acquire more than one undeveloped Lot from the Declarant for the purposes of development.

SECTION 7. "Lot" shall mean and refer to any numbered plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area, and dedicated streets.

ARTICLE II  
PROPERTY RIGHTS

SECTION 1. OWNER'S EASEMENTS OF ENJOYMENT. Every Owner shall have a right and easement of enjoyment in and to the Common Area which 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 permit the use of and to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;

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

(c) the right of the Association to grant easements and rights of way, to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility (including any entity authorized by Guilford County or the City of Greensboro to supply cable television service) for such purposes and subject to such conditions as may be agreed to by the Members. No such grant, 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 grant, dedication or transfer, has been recorded;

(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 and specifically including the right to make permanent and temporary assignments of parking spaces and to establish regulations concerning the use thereof;

(e) the right of the Association, in accordance with its Articles and By-Laws, to borrow money for the purpose of improving

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the Common Area and facilities thereon; and to mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.

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 not more than two (2) automobile parking spaces for each Lot, which shall be as near as and convenient to said Lot as reasonably possible, together with the right of ingress and egress in and upon said parking area. The Association shall permanently assign one (1) vehicle parking space for each Lot.

The Association shall keep a record of all permanently assigned parking spaces for each lot and upon request shall disclose said record to the City of Greensboro or Guilford County or any other governmental body or agency requesting such information of the Association.

Furthermore, any lot Owner may assign any of his permanently assigned parking spaces to any other lot Owner. In order to be binding, any such assignment shall be in writing with a copy of such assignment being delivered to the Association. Any such assignment shall be ineffective if it should violate any controlling zoning ordinance.

SECTION 4. LEASES OF LOTS. Any Lease Agreement between an Owner and a Lessee for the lease of such Owner's Lot shall provide that the terms of the Lease shall be subject in all respects to the provisions of this Declaration of Covenants, Conditions and Restrictions, the Articles of Incorporation and By-Laws of the Association and that any failure by the Lessee to comply with the terms of such documents shall be a default under the terms of the Lease. All Leases of Lots shall be in writing. Other than the foregoing there is no restriction on the right of any Owner to lease his Lot.

### ARTICLE III

#### MEMBERSHIP AND VOTING RIGHTS

SECTION 1. Every Owner of a Lot which is subject to a lien for assessments 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.

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Class A. Class A Members shall be all Owners with the exception of the Declarant, and shall be entitled to one (1) 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 (1) vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant and 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;

(b) on January 1, 1990.

#### ARTICLE IV

##### COVENANT FOR MAINTENANCE AND 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; (2) special assessments for capital improvements, or operating deficits such assessments to be established and collected as hereinafter provided; and, (3) to the appropriate governmental taxing authority: (a) a pro rata share of ad valorem taxes levied against the Common Area; and, (b) a pro rata share of assessments for public improvements to or for the benefit of the Common Area if the Association shall default in the payment of either or both for a period of six (6) months, all 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 his successors in title unless expressly assumed by them.

##### SECTION 2. PURPOSE OF ASSESSMENTS.

(a) The assessments levied by the Association shall be used exclusively for capital improvements to or for the benefit of the Common Areas, to promote the recreation, health, safety and

welfare of the residents of the properties and in particular for the acquisition, improvement and maintenance of properties, services and facilities (including a reasonable provision for contingencies and replacements) devoted to this purpose and related to the exterior maintenance of the dwellings situated upon Lots or for the use and enjoyment of the Common Area, including but not limited to, the costs 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, the payment of charges for garbage collection services to the Properties, the employment of attorneys to represent the Association when necessary, and such other needs as may arise including providing a private community television antenna system if cable television service is not available.

(b) All monies collected by the Association shall be treated as the separate property of the Association, and such monies may be applied by the Association to the payment of any expense of operating and managing the Property, or to the proper undertaking of all acts and duties imposed upon it by virtue of this Declaration, the Articles of Incorporation and the By-Laws of the Association. As monies for any assessment are paid unto the Association by any Lot Owner, the same may be commingled with monies paid to the Association by the other Lot Owners. Although all funds and common surplus, including other assets of the Association, and any increments thereto or profits derived therefrom shall be held for the benefit of the members of the Association, no member of the Association shall have the right to assign, hypothecate, pledge or in any manner transfer his membership interest therein, except as an appurtenance to his Lot. When a Lot Owner shall cease to be a member of the Association by reason of his divestment of ownership of his Lot, by whatever means, the Association shall not be required to account to such Owner for any share of the fund or assets of the Association, or which may have been paid to the Association by such Owner, as all monies which any Owner has paid to the Association shall be and constitute an asset of the Association which may be used in the operation and management of the Properties.

**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 will be Eight Hundred Forty Dollars (\$840.00) per Lot and the maximum monthly assessment will be \$70.00 per month.

(a) From and after January 1 of the year immediately following the conveyance of the first lot to an Owner, the maximum annual assessment may be increased each year not more than 10% above

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the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first lot to an Owner, the maximum annual assessment may be increased above 10% by a 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 an amount not in excess of the maximum, subject to the provisions of Section 6 of this Article.

SECTION 4. SPECIAL ASSESSMENTS FOR CAPITAL IMPROVEMENTS. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying in whole or in part the costs of any construction, reconstruction, or 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.

SECTION 5. NOTICE AND QUORUM FOR ANY ACTION AUTHORIZED UNDER SECTIONS 3 AND 4. Written notice of any meeting for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all Members not less than ten (10) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of Members or of proxies entitled to cast sixty (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 sixty (60) days following the preceding meeting.

SECTION 6. RATE OF ASSESSMENT. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis.

SECTION 7. DATE AND COMMENCEMENT OF ANNUAL ASSESSMENTS: DUE DATES. The annual assessments provided for herein shall commence as to each Lot on the first day of the month following the month in which a Certificate of Occupancy for the residence on such Lot is issued by Guilford County. 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

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the annual 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. If any assessment is not paid within fifteen (15) days after its due date, the Association may impose a late fee for such default. The fee shall be determined prospectively by the Board of Directors but shall not exceed 12 percent of the assessment for such default. Thereafter, if the payment of such assessment remains in default beyond thirty (30) days of its due date, the Association may charge the member in default of such payment the same late fee for each succeeding thirty (30) day period that the member remains in default. The Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien created herein against the property in the same manner as prescribed by the laws of the State of North Carolina for the foreclosures of Deeds of Trust, and interest, costs and reasonable attorney's fees for representation of the Association in 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 nor shall damage to or destruction of any improvements on any Lot by fire or other casualty result in any abatement or diminution of the assessments provided for herein.

SECTION 9. EFFECT OF DEFAULT IN PAYMENT OF AD VALOREM TAXES OR ASSESSMENTS FOR PUBLIC IMPROVEMENTS BY ASSOCIATION. Upon default by the Association in the payment to the governmental authority entitled thereto of any ad valorem taxes levied against the Common Area or assessments for public improvements to or for the benefit of the Common Area, which default shall continue for a period of six (6) months, each Owner of a Lot in the development shall become personally obligated to pay to the taxing or assessing governmental authority a portion of such unpaid taxes or assessments in an amount determined by dividing the total taxes and/or assessments due the governmental authority by the total number of lots in the development. If such sum is not paid by the Owner within thirty (30) days following receipt of notice of the amount due, then such sum shall become a continuing lien on the Lot of the Owner, his heirs, devisees, personal representatives and assigns, and the taxing or assessing governmental authority may either bring an action at law or may elect to foreclose the lien against the Lot of the Owner.

SECTION 10. SUBORDINATION OF THE LIEN TO MORTGAGES. The liens provided for herein shall be subordinate to the lien of any 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 sections. However, the sale or transfer of any Lot which is subject to any such bona fide 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 11. OWNER'S OBLIGATION TO REPAIR. Except for those portions which the Association is required to maintain and repair hereunder, each Owner shall at the Owner's expense keep the interior of the improvements on his lot and its equipment and appurtenances in good order, condition and repair and in a clean and sanitary condition. In addition, the Owner shall be responsible for the maintenance, repair or replacement of any plumbing fixtures, water heaters, heating equipment, and lighting fixtures that may be in, or connected with such improvements. The owner shall also be responsible for maintaining such exterior portions of his Unit which are excluded from responsibility of the Association as provided in Article VI entitled "Exterior Maintenance" hereinafter.

#### ARTICLE V

##### ARCHITECTURAL CONTROL

SECTION 1. THE ARCHITECTURAL CONTROL COMMITTEE. An Architectural Control Committee consisting of five (5) or more persons shall be appointed by the Class B Member. When the Class B membership expires, the Board of Directors of the Association shall appoint a new committee of five or more members.

SECTION 2. PURPOSE. The Architectural Control Committee shall regulate the external design, appearance, use, location and maintenance of the Properties and of improvements thereon in such a manner so as to preserve and enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography. To that end, no improvements, alterations, repairs, change of paint colors, plantings, excavations, changes in grade or other work which in any way alters the exterior of any Lot or the improvements located thereon from its natural or improved state existing on the date such Lot was first conveyed in fee by the Declarant to an Owner shall be made or done without the prior written approval of the Architectural Control Committee. No building, fence, wall, residence or other structure shall be commenced, erected, maintained or improved, altered, removed, made or done without the prior written approval of the Architectural Control Committee.

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SECTION 3. PROCEDURE. Any Owner desiring to make any such improvement, alteration or change described herein above shall submit the plans and specifications therefor, showing the nature, kind, shape, height, materials and location of the same, to the Architectural Control Committee which shall evaluate such plans and specifications pursuant to the purposes of the Article as specified herein above. In the event the Committee fails to approve, modify or disapprove in writing an application within thirty (30) days after 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. The applicant may appeal an adverse Architectural Control Committee decision to the Board of Directors of the Association which may reverse or modify such decision by a two-thirds (2/3) vote of the Directors.

As a condition to the granting of approval of any request made under this Article, the Architectural Control Committee may require that the Owner requesting such change be liable for any cost of maintaining or repairing the approved project. If such condition is imposed, the Owner shall evidence his consent thereto by a written document in recordable form satisfactory to the Architectural Control Committee. Thereafter, the Owner, and any subsequent Owner of the Lot, by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree that any cost of maintenance and repair of such improvement shall be a part of the annual assessment or charge set forth in Article IV, Section 1, and subject to the lien rights described in said Article IV.

#### ARTICLE VI

##### EXTERIOR MAINTENANCE

In addition to maintenance upon the Common Area, the Association shall provide exterior maintenance upon each dwelling on each Lot which is subject to assessments hereunder, as follows: painting and repairing of the exterior, replacement and care of roofs, gutters, downspouts, exterior building surfaces, trees, shrubs, walks, and other exterior improvements. Such exterior maintenance shall not include the following: glass surfaces; window and door screens; storm doors and windows; patios; wooden decks or any portion thereof, including railings, supports and steps; attic vent fans; subsurface leakage into basement areas or crawl spaces; on any exterior doors or hardware on any exterior doors. 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.

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In the event that the need for maintenance, repair or replacement is caused through the willful or negligent act of the Owner, his family, guests or invitees, 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, replacement or repairs shall be added to and become a part of the assessment to which such Lot is subject.

ARTICLE VII  
PARTY WALLS

SECTION 1. GENERAL RULES OF LAW TO APPLY. Each wall which is built as a part of the original construction of the Units 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 and of repairing any damage which results from such exposure.

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. The resulting fees or other expenses associated with any such arbitration shall be paid equally by the parties to the arbitration.

ARTICLE VIII  
USE RESTRICTIONS

SECTION 1. LAND USE AND BUILDING TYPE. No Lot shall be used except for residential purposes, except for temporary uses thereof by Declarant for Declarant's sales office and model Townhouse.

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 nine hundred (900) square feet for a one-story dwelling nor less than four hundred fifty (450) 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 and further provided that they are kept and maintained in compliance with (i) all laws and ordinances of the State of North Carolina and the County of Guilford, or its successors, relating thereto; and (ii) such rules and regulations pertaining thereto as the Board of Directors may adopt from time to time.

SECTION 5. OUTSIDE ANTENNAS. No outside radio, television or other form of electronic antennas shall be erected on any Townhouse Lot.

ARTICLE IX  
EASEMENTS

SECTION 1. UTILITIES. Easements for installation and maintenance of utilities (including cable television service) and drainage facilities are reserved as shown on the recorded plat. Within these easements no structures, 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 drainage easements, or which may obstruct or retard the flow of water through drainage channels in the easements. An easement is hereby established for the benefit of the City of Greensboro and Guilford County (and any other person or firm providing services to the Properties under agreement with or at the direction of the Association) over all Common Areas as may be reasonably necessary for the setting, removal and reading of water meters, and the maintenance and replacement of water, sewer and drainage facilities and for the fighting of fires and collection of garbage.

SECTION 2. UNINTENTIONAL ENCROACHMENTS. In the event that any improvements on a Lot shall encroach upon any Common Area or upon

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any other Lot for any reason not caused by the purposeful or negligent act of the Owner or agents of such Owner, then an easement appurtenant to such Lot shall exist for the continuance of such encroachment upon the Common Area or other Lot for so long as such encroachment shall naturally exist; and, in the event that any portion of the Common Area shall encroach upon any Lot, then an easement shall exist for the continuance of such encroachment of the Common Area into any such Lot for so long as such encroachment shall naturally exist.

#### ARTICLE X

##### RIGHTS RESERVED UNTO INSTITUTIONAL LENDERS

###### SECTION 1. ENTITIES CONSTITUTING INSTITUTIONAL LENDERS.

"Institutional Lender" as the term is used herein shall mean and refer to banks, savings and loan associations, insurance companies or other firms or entities customarily affording loans secured by first liens on residences.

###### SECTION 2. OBLIGATION OF ASSOCIATION TO INSTITUTIONAL LENDERS.

So long as any Institutional Lender shall hold any first lien upon any Lot, or shall be the Owner of any Lot, such Institutional Lender shall have the following rights:

(a) To inspect the books and records of the Association during normal business hours.

(b) To be given notice by the Association of the call of any meeting of the membership to be held for the purpose of considering any proposed amendment to this Declaration of Covenants, Conditions and Restrictions or the Articles of Incorporation or By-Laws of the Association or of any proposed abandonment or termination of the Association or the effectuation of any decision to terminate professional management of the Association and assume self management by the Association.

(c) To receive notice of any condemnation of the Common Areas or any portion thereof.

(d) To have the right to approve of any alienation, release, transfer, hypothecation or other encumbrance of the Common Areas, other than those specific rights vested in the Association under Article II hereof.

SECTION 3. REQUIREMENTS OF INSTITUTIONAL LENDER. Whenever any Institutional Lender desires to avail itself of the provisions of this Article, it shall furnish written notice thereof to the Association by CERTIFIED MAIL at the address shown in the Articles of Incorporation identifying the Lot or Lots upon which any such Institutional Lender holds any first lien or identifying any Lot or Lots owned by such Institutional Lender and such notice shall designate the place to which notices, reports or information are to be given by the Association to such Institutional Lender.

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ARTICLE XI  
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, the Articles of Incorporation or By-Laws of the Association. 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. The Association shall have the right to request that law enforcement, public safety and animal control officers come on the Properties to facilitate the enforcement of the laws, codes and ordinances of any governmental authority.

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 (75%) of the Lot Owners, provided that no amendment shall alter any obligation to pay ad valorem taxes or assessments for public improvements, as herein provided, or affect any lien for the payment thereof established herein. Any amendment must be properly recorded at the Guilford County Registry.

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 Exhibit "B" and incorporated herein by reference may be annexed by the Declarant or its successors and assigns without the consent of members by January 1, 1990. Any such expansion of this Declaration will subject the owners of any lots located on that tract described in Exhibit "B" attached hereto to all the covenants, conditions and restrictions contained hereinabove in this Declaration and by accepting the deed to such lots said owners shall agree to pay any assessments levied pursuant thereto. Any such annexation of additional properties or dedication of additional common areas to this Declaration and

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amendment of this Declaration of Covenants, Conditions and Restrictions shall be done in a manner to include additional residential lots and units at no greater density than 9 units per acre with such density to be measured by the entire area made subject to this Declaration. It is further understood that such expansion and annexation may include recreational facilities and Common Areas to be used by all of the lot owners.

**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 by its duly authorized officers and its corporate seal to be hereunto affixed, this the 3<sup>rd</sup> day of MARCH, 1983.



BROWN & JOBE PROPERTIES  
A North Carolina General Partnership

BROWN INVESTMENT PROPERTIES, INC.,  
General Partner

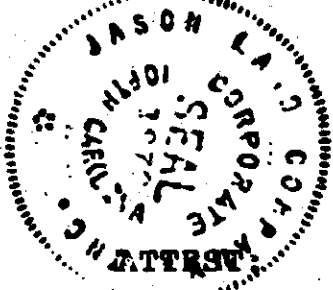
BY: Christ H. Brown  
President

John T. Higgins, Jr.  
Asst. Secretary

Gary D. Jobe (SEAL)  
Gary D. Jobe, General Partner

STATE OF NORTH CAROLINA  
GUILFORD COUNTY

JASON LAND COMPANY, INC., and BROWN INVESTMENT PROPERTIES, INC., as the holders of the existing loans secured by deeds of trust on the property described in Exhibit "A," and JAMES W. MILES, JR., as Trustee under the Deed of Trust recorded in Book 3233, Page 628, Guilford County Registry, and JOHN T. HIGGINS, JR., as Trustee under the Deed of Trust recorded in Book 3245, Page 125 of the Guilford County Registry, join in the execution of this instrument for the purpose of subjecting the aforesaid Deeds of Trust to the terms and provisions of this Declaration of Covenants, Conditions and Restrictions.



JASON LAND COMPANY, INC.

By: James S. Hepitz  
President

Mary J. Johnson  
Secretary



BROWN INVESTMENT PROPERTIES, INC.

By: Clayton H. Brown  
President

John T. Higgins Jr  
Secretary

James W. Miles Jr (SEAL)  
James W. Miles, Trustee

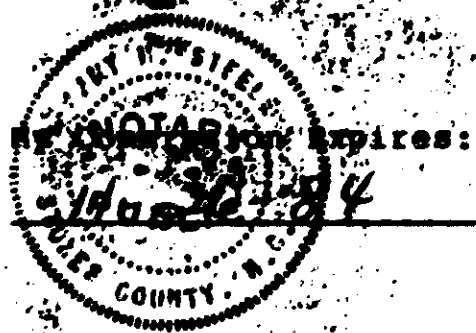
John T. Higgins Jr (SEAL)  
John T. Higgins, Jr., Trustee

STATE OF NORTH CAROLINA  
GUILFORD COUNTY  
Rockingham

I, the undersigned, a Notary Public of said County and State, do hereby certify that Mary J. Johnson personally came before me this day and acknowledged that he is said Secretary of JASON LAND COMPANY, INC., and that, by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by its said President, sealed with its corporate seal, and attested by himself as its said Secretary.

Witness my hand and official seal, this the 11<sup>th</sup> day of March, 1983.

Amy H. Steele  
Notary Public

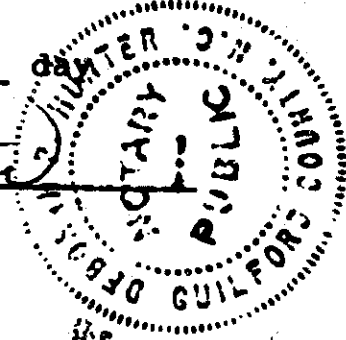


STATE OF NORTH CAROLINA  
GUILFORD COUNTY

I, the undersigned, a Notary Public of said County and State, do hereby certify that John T. Higgins, Jr. personally came before me this day and acknowledged that he is Assistant Secretary of BROWN INVESTMENT PROPERTIES, INC., 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 himself as its Assistant Secretary.

Witness my hand and official seal, this the 3rd of March, 1983.

Deborah P. Hunter  
Notary Public



My Commission Expires:

3-1-87

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, the undersigned, a Notary Public of said County and State, do hereby certify that JAMES W. MILES, JR., acting as Trustee for JASON LAND COMPANY, INC., personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 11th day of MARCH, 1983.

John W. Flynt  
Notary Public

My Commission Expires:

2-24-88

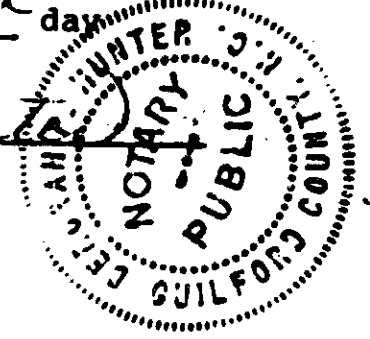
JOHN W. FLYNT  
NOTARY PUBLIC  
GUILFORD COUNTY, NC  
Commission Expires 2-24-88

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, the undersigned, a Notary Public of said County and State, do hereby certify that JOHN T. HIGGINS, JR., acting as Trustee for BROWN INVESTMENT PROPERTIES, INC., personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 3rd day of March, 1983.

Deborah P. Hunter  
Notary Public



My Commission Expires:

3-1-87



STATE OF NORTH CAROLINA - GUILFORD COUNTY

The foregoing certificate of \_\_\_\_\_ a  
Notary Public (Notaries Public) of Guilford County, North Carolina,  
is (are) hereby certified to be correct.  
This \_\_\_\_\_.

Register of Deeds, Guilford County, N.C.

By: \_\_\_\_\_  
Deputy Register of Deeds

BK3272 PG0031

EXHIBIT A

PHASE 1 OF GREENE'S CROSSING

BEGINNING at a point in the Northern margin of the 60 foot right-of-way for New Garden Road said point being the Southeastern corner of Lot 1 of the Gunter Streich and J. Boyd Wolfe subdivision as shown on plat thereof recorded in Plat Book 63 Page 106 of the Guilford County Registry; thence from said beginning point running with the Northern margin of the 60 foot ride-of-way for New Garden Road South 75° 12' West 226.03 feet to a point; thence a new line North 5° 50' 6" East 151.04 feet to a point; thence North 58° 48' 30" West 145 feet to a point; thence North 44° 20' East 177.75 feet to a point; thence North 80° 13' East 150 feet to a point located on the Eastern boundary of that tract conveyed to Brown & Jobe Properties as recorded in Deed Book 3233 Page 626 of the Guilford County Registry; thence running along said Eastern boundary South 9° 47' East 325 feet to the point and place of beginning the same being all of Phase 1 of Greene's Crossing containing 1.68 acres all pursuant to the survey of Marvin L. Borum and Associates dated February 14, 1983.

BK3272 PG0032

EXHIBIT B

BEGINNING at a point in the Northern margin of New Garden Road said point being the Southeastern corner of Lot 1 of the Gunter Streich & J. Boyd Wolfe subdivision as shown on plat thereof recorded in Plat Book 63, Page 106 of the Guilford County Registry; thence with the Northern margin of New Garden Road South  $75^{\circ} 12' 20''$  West 225.99 feet to a point; thence North  $73^{\circ} 58' 10''$  West 180.68 feet to a point in the Eastern margin of U. S. Highway 220-Battleground Avenue; thence with the Eastern margin of U. S. Highway 220-Battleground Avenue North  $42^{\circ} 36' 10''$  West 121.45 feet to a point; thence continuing with the Eastern margin of U. S. Highway 220-Battleground Avenue North  $40^{\circ} 24' 30''$  West 463.80 feet to a point; thence North  $60^{\circ} 56' 35''$  East 148.62 feet to a point; thence North  $63^{\circ} 23' 10''$  East 574.22 feet to a point; thence South  $9^{\circ} 46' 50''$  East 775.43 feet to the point and place of BEGINNING as shown on the plat entitled "Jason Land Company, Inc." by Evans Engineering, Inc. dated November, 1981 together with the above described parcel and included as a portion of this Exhibit B, is a tract containing no more than three acres immediately adjacent to the above described tract and abutting the Northern boundary of said tract.

Save and except from this parcel that is described in Exhibit B shall be that tract described in Exhibit A of this Declaration said Exhibit A bearing the description of Phase 1 of Greene's Crossing consisting of 1.68 acres.

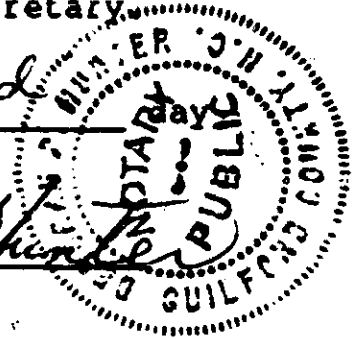
BK3272 PG0033

NORTH CAROLINA  
GUILFORD COUNTY

I, a Notary Public of the County and State aforesaid, certify that John T. Higgins, Jr. personally came before me this day and acknowledged that he is Assistant Secretary of Brown Investment Properties, Inc., a North Carolina corporation, that is General Partner in Brown & Jobe Properties, and that by authority duly given and as the act of the corporation for the partnership, the foregoing instrument was signed in its name by its \_\_\_\_\_ President, sealed with its corporate seal, and attested by himself as its Assistant Secretary.

Witness my hand and official seal, this the 3<sup>rd</sup> day of March, 19 83.

Deborah P. Hunter  
Notary Public



My Commission Expires:  
3-1-87

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

555 14 3283 #0003250 DG  
555 14 3283 #0000100 FE

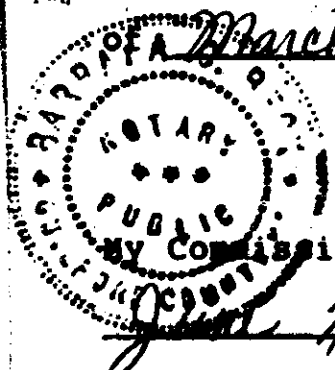
MAR 14 4 30 PM '83

NORTH CAROLINA  
GUILFORD COUNTY

BK3272 PG0034

I, the undersigned, a Notary Public of said County and State do hereby certify that Gary D. Jobe personally appeared before me this day and acknowledged that he is a General Partner of Brown & Jobe Properties, a North Carolina General Partnership, and that, by authority duly given and as the act of the partnership, the foregoing instrument was signed in its name by him under seal as the act and deed of the partnership.

Witness my hand and notarial seal, this the 14<sup>th</sup> day of March, 1983



Barbara C. Beck  
Notary Public

My Commission Expires:  
June 7, 1987

NORTH CAROLINA, GUILFORD COUNTY  
The foregoing (or annexed) certificate (s) of

Amy H. Steele, Deborah P. Hunter,  
John W. Fleynt, Barbara C. Beck

~~Notary~~ (Notaries) Public ~~is~~ (are) certified to be correct. This 14 day of March 1983  
KAY F. PATSEAVOURAS, REGISTER OF DEEDS

Patricia Summers  
Assistant-Deputy Register of Deeds