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GUILFORD CO, NC FEE \$23.00

PRESENTED & RECORDED:

10-12-2006 12:13:35 PM

JEFF L. THIGPEN

REGISTER OF DEEDS

BY: ANDREW S ADKINS

DEPUTY

BK: R 6614

PG: 2208-2211

Prepared by and return to Bagwell, Holt & Smith, P.A., 111 Cloister Court, Ste. 200, Chapel Hill, NC 27517

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**DECLARATION OF ANNEXATION  
AND DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR  
WOODCREEK**

This Declaration of Annexation and Declaration of Covenants, Conditions and Restrictions for Woodcreek (the "Annexation Declaration") is made OCTOBER 11, 2006, by D.R. Horton, Inc., a Delaware corporation, hereinafter referred to as "Declarant." The Declarant states and declares as follows:

1. The Declarant is the owner of that certain parcel of land located in Guilford County, North Carolina, described in **Exhibit A** attached hereto and incorporated herein ("the Property").
2. The Declarant previously made a Declaration of Covenants Conditions and Restrictions for Woodcreek, dated August 14, 2003, recorded at Book 5915 Page 1730, Guilford County Registry ("the Declaration").
3. Article VIII of the Declaration provides that Declarant shall have the unilateral right, privilege, and option from time to time until fifteen (15) years after the recording of the Declaration to subject to the provisions of the Declaration all or any portion of the real property described in **Exhibit A** of the Declaration by filing for record with the Guilford County Registry a Declaration of Annexation and Declaration of Covenants, Conditions and Restrictions describing the property being subjected.
4. The Declarant now desires to annex the tract of land described in **Exhibit A** attached hereto and incorporated herein (the "Property") and subject the Property to the terms, restrictions, covenants and conditions set forth in the Declaration.

THEREFORE, Declarant hereby declares that all of the Property is annexed into Woodcreek and shall hereafter be held, sold and conveyed subject to the terms, restrictions, covenants and conditions set forth in the Declaration, which shall run with the Property and which shall be binding upon all owners of any portion of the Property and their lessees, guests, mortgagees, heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed as of the date first stated above.

**D.R. HORTON, INC.**  
a Delaware corporation, Declarant

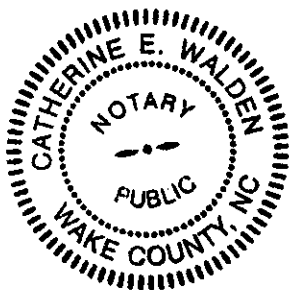
By: K.R. Burger  
KURT R. BURGER, Division President

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, CATHERINE E. WALDEN, a Notary Public, do hereby certify that KURT R. BURGER personally appeared before me this day and acknowledged that he is Division President of D.R. Horton, Inc., a Delaware corporation, and that he, being duly authorized to do so, voluntarily executed the foregoing for and on behalf of said corporation.

Witness my hand and official stamp or seal, this 11 day of OCTOBER, 2006.

NOTARY SEAL



Catherine E. Walden  
Signature of Notary Public  
My Commission Expires: Sept. 18, 2010

**EXHIBIT A**

BEGINNING at a new iron pipe marking the intersection of the southern boundary of the right-of-way of Knox Road (S.R. 3142) with the western terminus line of Knox Road; thence North 86 deg. 04 min. 27 sec. West 223.77 feet to a new iron pipe in the eastern boundary of the right-of-way of Highway 840 (a/k/a Painter Boulevard), thence with the eastern boundary of the right-of-way of Highway 840 the following five courses and distances: (1) North 35 deg. 15 min. 19 sec. West 86.66 feet to a D.O.T. 12 inch spike; (2) thence North 28 deg. 11 min. 24 sec. West 254.92 feet to a D.O.T. 12 inch spike; thence North 33 deg. 03 min. 53 sec. West 172.73 feet to a D.O.T. 12 inch spike; (4) thence North 23 deg. 52 min. 36 sec. West 323.23 feet to a R/W disk; and (5) thence North 66 deg. 17 min. 20 sec. East 16.30 feet to an existing iron pipe in the northwestern line of the property now or formerly owned by D.R. Horton, Inc. (See Deed Book 5748 Pages 3039, 3044 and 3049, Guilford County Registry.), the POINT AND PLACE OF BEGINNING; thence along the eastern boundary of the right-of-way of Highway 840 the following three courses and distances: (1) North 23 deg. 57 min. 35 sec. West 328.19 feet to a R/W disk; (2) thence North 23 deg. 58 min. 57 sec. West 252.20 feet; and (3) thence North 22 deg. 46 min. 10 sec. West 240.25 feet to a point in the southwestern line of the property owned by CPT Farm, LLC (See Deed Book 5373 Page 974, Guilford County Registry.), said point is located South 22 deg. 46 min. 10 sec. East 45.47 feet from a R/W disk located on the eastern boundary of the right-of-way of Highway 840; thence leaving the right-of-way of Highway 840 and running North 73 deg. 49 min. 47 sec. East 414.19 feet to a point; thence North 35 deg. 41 min. 55 sec. East 215.38 feet to a point; thence North 66 deg. 47 min. 33 sec. East 262.84 feet to a point in the southeastern line of the property owned by CPT Farm, LLC (See Deed Book 5373 Page 974, Guilford County Registry.), said point is located South 06 deg. 17 sec. 35 min. West 1,160.95 feet from an existing iron pipe in the northeastern line of the property owned by CPT Farm, LLC (See Deed Book 5373 Page 974, Guilford County Registry.) and the southeastern line of the property now or formerly owned by David Ray Clapp and Charles Marvin Clapp (See Deed Book 2013 Page 352, Guilford County Registry.); thence along the western line of the property now or formerly owned by Carlton S. Hall and Dorris L. Hall (See Deed Book 1158 Page 230, Guilford County Registry.) South 06 deg. 17 min. 35 sec. West 237.71 feet to an existing iron pipe; thence along the southern line of the property now or formerly owned by Carlton S. Hall and Dorris L. Hall (See Deed Book 1158 Page 230, Guilford County Registry.) South 83 deg. 07 min. 21 sec. East 462.11 feet to an existing iron pipe; thence along the western property line of the Common Elements as shown on plat of survey entitled, "Final Plat-Sheet 3 of 3 of Woodcreek Phase 1" of record at Plat Book 151 Page 98, Guilford County Registry, the following four courses and distances: (1) South 46 deg. 02 min. 47 sec. East 243.24 feet to an existing iron pipe; (2) thence South 23 deg. 56 min. 26 sec. West 140.00 feet to an existing iron pipe; (3) thence South 66 deg. 03 min. 34 sec. East 64.10 feet to an existing iron pipe; and (4) thence along a curve to the right having a radius of 650.00 feet a chord bearing and distance of South 63 deg. 47 min. 45 sec. East 51.35 feet to an existing iron pipe located in the northern boundary of the right-of-way of Redland Drive; thence crossing Redland Drive South 28 deg. 28 min. 04 sec. West 50.00 feet to an existing iron pipe; thence along the rear property lines of Lots 64-73, inclusive, as shown on plat of survey entitled, "Final Plat-Sheet 2 of 3 of Woodcreek Phase 1" of record at Plat Book 151 Page 97, Guilford County Registry, the following seven courses and distances: (1) South 38 deg. 36 min. 24 sec. West 214.47 feet to an existing iron pipe; (2) thence South 36 deg. 01 min. 46 sec. West 74.25 feet to an existing iron pipe; (3) thence South 33 deg. 01 min. 21 sec. West 74.25 feet to an existing iron pipe; (4) thence South 28 deg. 30 min. 45 sec. West 74.22 feet to an existing iron pipe; (5) thence South 28 deg. 30 min. 45 sec. West 74.22 feet to an existing iron pipe; (6) South 23 deg. 49 min. 35 sec. West 82.94 feet to an existing iron pipe; and (7) South 19 deg. 09 min. 17 sec. West 147.73 feet to an existing iron pipe located in the northern boundary of the right-of-way of

Green Spring Drive; thence crossing the right-of-way of Green Spring Drive South 26 deg. 27 min. 30 sec. West 51.38 feet to an existing iron pipe; thence along the rear property lines of Lots 54, 55, 56, 62 and 63, as shown on plat of survey entitled, "Final Plat-Sheet 2 of 3 of Woodcreek Phase 1" of record at Plat Book 151 Page 97, Guilford County Registry, the following four courses and distances: (1) South 12 deg. 23 min. 09 sec. West 84.00 feet to an existing iron pipe; (2) thence South 09 deg. 20 min. 08 sec. West 70.44 feet to a new iron pipe; (3) thence North 62 deg. 20 min. 34 sec. West 92.76 feet to an existing iron pipe; and (4) thence North 62 deg. 20 min. 34 sec. West 76.03 feet to an existing iron pipe; thence along the northeastern property line of the Common Elements as shown on plat of survey entitled, "Final Plat-Sheet 2 of 3 of Woodcreek Phase 1" of record at Plat Book 151 Page 97, Guilford County Registry, the following three courses and distances: (1) North 58 deg. 36 min. 02 sec. West 71.41 feet to an existing iron pipe; (2) thence North 57 deg. 33 min. 27 sec. West 350.56 feet to an existing iron pipe; and (3) North 64 deg. 52 min. 33 sec. West 153.18 feet to an existing iron pipe, the POINT AND PLACE OF BEGINNING; and being all of that 26.6735 acre tract of land shown on plat of survey entitled, "PHASE 2 TAKE DOWN MAP OF C.P.T. FARM LLC. FOR D.R. HORTON, INC., JEFFERSON TOWNSHIP, GUILFORD COUNTY, NORTH CAROLINA, JANUARY 05, 2006," by Evans Engineering Incorporated, dated January 05, 2006.