

Drafted by/Mail to:

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FILED
02 NOV 1998, at 09:58:25am
Book 1819, Page 388 - 399
Betty June Hayes,
Register of Deeds,
Orange County, N. C.

NORTH CAROLINA)
)
)
ORANGE COUNTY)

SUPPLEMENTARY DECLARATION
OF COVENANTS, CONDITIONS
AND RESTRICTIONS:
GREENVIEW, PHASE 2

THIS SUPPLEMENTARY DECLARATION made this 26 day of
October, 1998, by SOUTHERN VILLAGE LIMITED PARTNERSHIP
(Declarant).

9787-06-5138 9787-06-5005
 7.126F.116 7.126F.119
9787-06-5127 MAB
 7.126F.117
9787-06-5110
 7.126F.118

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property
located in Chapel Hill Township, Orange County, North
Carolina, which is more particularly described on a map enti-
tled GREENVIEW, PHASE 2; as recorded in Plat Book 82, page 7,
Orange County Registry, reference to which is hereby made;
and,

WHEREAS, Declarant will convey said property subject to
the covenants, conditions, restrictions, reservations, and
charges as set forth in that certain Master Declaration of
Covenants, Conditions and Restrictions recorded in Deed Book
1271, page 165, and Amendment thereto recorded in Deed Book
1456, page 299, Orange County Registry, and as further set
forth herein, and which shall run with the lots and be binding
on all parties having any right, title, or interest therein
and their heirs, successors, and assigns, and which shall
inure to the benefit of each owner thereof; and,

WHEREAS, Declarant desires to insure the most appropriate
development and improvement of each lot, to protect the lot
owners against such improper use as would depreciate the value
of the property to each, to preserve insofar as practicable
the natural beauty of each lot, to guard against the erection
thereon of poorly designed or proportioned structures and
structures built of substandard or unsuitable materials, to
secure and maintain proper setbacks with adequate free space
between structures, and in general to provide for a high
quality of improvements.

NOW, THEREFORE, Declarant hereby declares that all of the real property as described hereinabove shall be held, sold, and conveyed subject to that certain Master Declaration of Covenants, Conditions and Restrictions recorded in Deed Book 1271, page 165, and Amendment thereto recorded in Deed Book 1456, page 295, subject further to the following easements, restrictions, covenants, and conditions:

1. UNIT SIZE. No unit shall be erected or allowed to remain on any of the lots as shown on the recorded plat referenced hereinabove if the floor area of the main structure, exclusive of one-story open porches and garages, shall be less than 1650 square feet.

2. DESIGN SPECIFICS. The following design specifics are applicable to the numbered lots as shown on the recorded plat referenced hereinabove:

- | | |
|-----------------------------------|------------------------------------------|
| (a) <u>Lot consolidation:</u> | 2 lots maximum; |
| (b) <u>Building height:</u> | 3 stories maximum;
2 stories minimum; |
| (c) <u>Building width:</u> | 3 x height maximum; |
| (d) <u>Lot Building coverage:</u> | 75% maximum; |
| (e) <u>Setbacks - front:</u> | 5 feet minimum;
15 feet maximum; |
| - <u>side (interior):</u> | none |
| <u>(corner):</u> | 5 feet minimum;
15 feet maximum; |
| - <u>rear:</u> | 20 feet minimum. |

3. SUB-ASSOCIATION MEMBERSHIP AND VOTING RIGHTS. Declarant has incorporated under the laws of the State of North Carolina the Southern Village Homeowners Association, Inc. as a non-profit corporation for the purpose of overseeing and administering the provisions of this Supplementary Declaration as well as those applicable provisions contained in the aforementioned Master Declaration. Each and every owner of a lot as shown on the recorded plat referenced hereinabove, including contract sellers, but not including those persons or entities who hold an interest merely as security for the performance of an obligation, shall be a member of Southern Village Homeowners Association, Inc., which Sub-Association shall be a member of the Southern Village Master Association, Inc.

The Sub-Association shall have two (2) classes of voting members:

Class A. Class A members shall be each owner, but shall not include Declarant. Class A members shall be entitled to one (1) vote for each lot owned. In the case of multiple ownership of a lot, the vote shall be exercised as those owners 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. The Class B member shall be entitled to seven (7) votes for each lot owned. However, the Class B membership shall cease and be converted to Class A membership on the happening of the earlier of the following events:

- (a) The total votes outstanding in Class A membership equals the total votes outstanding in Class B membership; provided, however, that the Class B membership shall be reinstated with all the rights, privileges, responsibilities, and voting power if, after the conversion as hereinabove provided, additional land is annexed to the properties without the assent of members on account of development of such additional land by Declarant in accordance with Article VII, Section 2, of the Master Declaration; or
- (b) December 31, 2014.

Except as may be otherwise specifically set out in this Supplementary Declaration or in the Articles of Incorporation and/or By-laws of the Sub-Association, the vote of the majority of the aggregate votes entitled to be cast by all classes of members of the Sub-Association, present or represented by legitimate proxy at a legally constituted meeting at which a quorum is present, shall be the act of the Sub-Association. The number of votes present at a Sub-Association meeting that is properly called and that will constitute a quorum shall be as set forth herein or in the Sub-Association By-laws. The right of any Class A member to vote may be suspended by the Board of Directors of the Sub-Association for just cause pursuant to its rules and regulations and according to the provisions of Article II, Section 7, of the Master Declaration.

4. SUB-ASSOCIATION ANNUAL ASSESSMENTS. The Sub-Association shall levy an annual assessment against all the lots under its jurisdiction, which funds shall be used exclusively for the the purpose of promoting the beautification of all property under its jurisdiction, the recreation, health, safety, and welfare of its members, the enforcement of this Supplementary Declaration and all applicable provisions of the

protection against such elements. The right of any owner to a contribution from any other owner under these party wall provisions shall be appurtenant to the land and shall pass to his successor in title.

7. EXTERIOR MAINTENANCE. The Sub-Association shall provide exterior maintenance upon each of the lots as shown on the recorded plat referenced hereinabove as follows: repair, replacement and on-going care of roofs, gutters, downspouts, trees, shrubs, grass, exterior building surfaces (including, but not limited to, paint, but specifically excluding glass surfaces), and any other exterior improvements, and sidewalks and alleys, to the extent such are not publically maintained. In the event the need for maintenance, repair or replacement is caused by the negligent or willful act of an owner, his family, guests or invitees, or is caused by those excluded acts or incidents as defined and explained in the NC Standard Fire and Extended Coverage Insurance Policies, the costs of such maintenance, repair or replacement shall be added to and become a part of the assessment to which such lot(s) is/are subject. In order to accomplish the foregoing, there is reserved unto the Sub-Association the right to unobstructed access over, under, and across each lot at all reasonable times to perform the maintenance as herein provided.

8. COVENANT TO INSURE. Each owner of a lot as shown on the recorded plat referenced hereinabove, by acceptance of a deed therefor, is deemed to covenant to keep the unit constructed on the lot insured against loss by fire with what is commonly known as "extended coverage" in an amount equal to not less than ninety percent (90%) of the replacement value of the unit; to name the Sub-Association as an additional insured "as its interest may appear" in order that the Sub-Association will be notified of any lapse in coverage; to apply the full amount of insurance proceeds to the repair or rebuilding of the unit; to repair or restore the unit in the event of damage thereto substantially in accordance with this Supplementary Declaration and the original plans and specs for same; and, to keep the unit in good repair as herein provided. In the event of non-payment by an owner of any insurance premium as required hereunder, the Sub-Association is authorized to make such payment and to assess the subject lot with the sums so paid as a special assessment.

9. NON-RESIDENTIAL USE. Certain non-residential uses are permitted throughout Southern Village as approved by the Town of Chapel Hill and as referenced in the hereinabove cited Master Declaration. No home occupation or office as an acces-

sory use shall be allowed to occupy greater than 600 square feet of floor area per lot. No general business or office as a principal use shall be allowed to occupy greater than 2200 square feet of floor area per lot.

10. APPLICATION OF RESTRICTIONS. The foregoing restrictions shall apply only to the lots, and nothing contained herein shall prevent the Declarant from altering the size or frontage of any property other than the lots or the location of any streets or roads other than portions of such streets or roads as abut the lots.

11. WAIVER OF AND CONSENT TO VIOLATIONS. Declarant may waive any violation of these restrictions by an appropriate instrument recorded in the Orange County Registry; provided, however, that if the violation occurs on any lot which abuts a lot previously conveyed to an owner in fee simple, the consent of such adjoining owner shall also be contained within the aforementioned instrument to be recorded in the Orange County Registry. The provisions of this paragraph whereby the consent of the adjoining property owner is required shall not be applicable to paragraphs 1 and 2 of this Supplementary Declaration whereby only the written consent of Declarant is required.

12. TERM. These restrictions shall run with the land and be binding on all parties and persons claiming under them for a period of forty (40) years from the date of recordation hereof, after which time said restrictions shall be automatically extended for successive ten (10) year periods unless an instrument agreeing to a change in said restrictions, in whole or in part, and executed by a majority of the then owners of the lots has been recorded in the Orange County Registry.

13. ENFORCEMENT. Enforcement of this Supplementary Declaration shall be by proceedings at law or in equity against any person or persons attempting to violate any of the restrictions contained herein, either to restrain violation or to cover damages.

14. ASSIGNMENT BY DECLARANT. Declarant shall have the right to assign its rights under this Supplementary Declaration, in whole or in part, to any person or entity by an express transfer of such rights.

15. SEVERABILITY. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions contained herein, which shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals, the day and year first above written.

SOUTHERN VILLAGE LIMITED PARTNERSHIP (SEAL)

by: SOUTHERN VILLAGE COMPANY, GENERAL PARTNER

by: *P. R. Bay* President

ATTEST:

Carmin L. Blackmon, Jr. Secretary



NORTH CAROLINA, WAKE COUNTY

I, S. Elaine Hudspeth, Notary Public, do hereby certify that CARDOVIA L. BLACKMON, JR. personally appeared before me this day and acknowledged that he is Secretary of SOUTHERN VILLAGE COMPANY, GENERAL PARTNER OF SOUTHERN VILLAGE LIMITED PARTNERSHIP, 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 him as its Secretary. Witness my hand and official seal, this the 26 day of October, 1998.

OFFICIAL SEAL
North Carolina Wake County
S. ELAINE HUDSPETH
Notary Public
My Commission Expires November 3, 2001

S. Elaine Hudspeth
Notary Public
My commission expires: 11-3-2001

NORTH CAROLINA - ORANGE COUNTY

The foregoing certificate(s) of sd Elaine Hudspeth