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**DECLARATION
OF
COVENANTS, CONDITIONS, RESTRICTIONS,
EASEMENTS, CHARGES AND LIENS
FOR THE
TRENTON HOMEOWNERS ASSOCIATION, INC.**

Drawn by and HOLD FOR: Moore & Alphin, PLLC (Box #5)

**DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS,
EASEMENTS, CHARGES AND LIENS FOR THE
TRENTON HOMEOWNERS ASSOCIATION, INC.**

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STATE OF NORTH CAROLINA

COUNTY OF DURHAM

**DECLARATIONS OF
COVENANTS, CONDITIONS,
RESTRICTIONS, EASEMENTS, CHARGES
AND LIENS FOR THE TRENTON
HOMEOWNERS ASSOCIATION, INC.**

THIS DECLARATION is made on the date hereinafter set forth by **RHEIN INTERESTS OF RALEIGH, LLC**, a North Carolina limited liability company ("Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property located in the City of Durham, Durham County, North Carolina, more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property"), which Declarant is developing into a residential community known as **TRENTON** (herein sometimes referred to as the "Subdivision");

WHEREAS, Declarant desires to provide for the maintenance and upkeep of the Common Area within the Subdivision, including storm water drainage facilities thereon, and to provide for enforcement of covenants and restrictions applicable to the Subdivision, and, to that end, desires to subject the property within the Subdivision to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of said property and each owner thereof; and

WHEREAS, Declarant has deemed it advisable to create an organization to own, maintain and administer the Common Area, including, without limitation, to administer and enforce covenants and restrictions exclusively applicable to the Subdivision, and to collect and disburse the assessments and charges hereinafter created, and Declarant has therefore incorporated under North Carolina law as a nonprofit corporation, the **Trenton Homeowners Association, Inc.**, for the purpose of exercising the foregoing functions.

NOW, THEREFORE, Declarant hereby declares that the real property described on **Exhibit A** to this Declaration, and such additions as may be hereafter made pursuant to Article II hereof, is and shall be subject to the easements, covenants, conditions, restrictions, charges and liens hereinafter set forth and hereby declares that (subject to certain rights of amendment, as hereinafter described) the same shall be owned, held, transferred, sold, conveyed, mortgaged, used and occupied subject to such easements, covenants, conditions, restrictions, charges and liens, all of which shall run with the real property encumbered hereby, and be binding on and shall inure to the benefit of all parties having or acquiring any right, title or interest in such property or any part thereof.

ARTICLE I DEFINITIONS

Definitions. The following terms when used in this Declaration, or any amendment or supplement hereto (unless the context shall otherwise require or unless otherwise specified herein or therein) shall have the following meanings:

Section 1. "Act" shall mean and refer to the North Carolina Planned Community Act, Chapter 47F of the North Carolina Statutes.

Section 2. "Additional Covenants" shall mean and refer to any additional covenants, conditions and restrictions filed in the Office of the Register of Deeds of Durham County, North Carolina, with regard to specific Phases of the Property, as more particularly described in Section 3 of Article II hereof.

Section 3. "Annual Assessments" shall have the meaning as set forth in Article V hereof.

Section 4. "Approved Builder" shall mean and refer to one or more Persons in the business of building and selling homes to individuals and selected by Declarant to purchase Lots and construct homes for sale in the Property, so long as any such Approved Builder is in good standing with Declarant.

Section 5. "Architectural Control Committee" shall mean and refer to the committee formed pursuant to Article X hereof to oversee the development and enforcement of architectural control standards and restrictions with respect to the Subdivision and to perform certain other functions described in the Declaration.

Section 6. "Architectural Design Guidelines" shall have the meaning set forth in Article X hereof.

Section 7. "Articles" shall mean and refer to the Articles of Incorporation of the Association, as the same maybe amended from time to time.

Section 8. "Association" shall mean and refer to the Trenton Homeowners Association, Inc., a North Carolina nonprofit corporation, its successors and assigns.

Section 9. "Board" shall mean and refer to the Board of Directors of the Association.

Section 10. "Bylaws" shall mean and refer to the Bylaws of the Association, as they may now or hereafter exist.

Section 11. "Certificate of Occupancy" shall mean and refer to any required certification issued by the appropriate governmental authorities as a prerequisite to occupancy of any structure on the Property.

Section 12. "Common Area" shall mean and refer to the real property, together with any improvements thereon, owned by the Association, whether in fee or easement, for the common benefit of the Owners of Lots within the Subdivision, and specifically including the area within any storm water easements and the facilities constructed therein and which serve more than one Lot and are not maintained by any governmental authority. Common Area also includes water and sewer lines which serve more than one Lot and are not located within a public utility easement or a public street right-of-way. The Common Area shall be maintained by the Association or its successors in interest unless dedicated to public use and accepted by a public agency, authority or utility as set forth herein.

Section 13. "Declarant" shall mean and refer to Rhein Interests of Raleigh, LLC, a North Carolina limited liability company, any successor or assign to which Declarant assigns its interest as Declarant hereunder, in whole or in part, by instrument recorded in the Durham County Registry, or any mortgagee of Declarant which takes control of the Property by foreclosure or trustee's deed.

Section 14. "Declarant Control Period" shall mean and refer to the period of time during which the Declarant may appoint or remove the members of the Board of Directors of the Association. The Declarant Control Period shall terminate upon the earlier of the following to occur:

- (a) December 31, 2011;
- (b) When the total number of Lots owned by the Class A Members (defined in Article III hereof) equals seventy-five percent (75%) of the total number of the Lots which can be created within the Subdivision under the zoning classification for the Subdivision, as amended from time to time; or
- (c) Relinquishment or transfer of all Special Declarant Rights as provided in §47F-3-104 of the Act.

Section 15. "Declaration" shall mean and refer to this Declaration Of Covenants, Conditions And Restrictions For The Trenton Homeowners Association, Inc., as it may be amended and/or supplemented from time to time as herein provided.

Section 16. "Lot" shall mean and refer to any plot of land, with delineated boundary lines, shown on any recorded subdivision map of the Properties, with the exception of any Common Area owned in fee by the Association and any street rights-of-way shown on such recorded map. In the event that any Lot is increased or decreased in size by recombination or resubdivision through recordation of a new subdivision plat, any newly-platted lot shall thereafter constitute a Lot.

Section 17. "Member" shall mean and refer to every Person who holds membership in the Association as set forth in Article III hereof.

Section 18. "Mortgage" shall mean and refer to any mortgage or deed of trust constituting a first lien on a Lot.

Section 19. "Mortgagee" shall mean the owner and holder of a Mortgage at the time such term is being applied.

Section 20. "Occupant" shall mean and refer to any Person occupying all or any portion of a Lot for any period of time, regardless of whether such person is a tenant of the Owner of such Lot.

Section 21. "Owner" or "Lot Owner" shall mean and refer to the record owner, whether one or more persons or entities, of fee simple title to any Lot or other portion of the Property, including contract sellers and owners of an equity of redemption, but excluding those having such interest merely as security for the performance of an obligation.

Section 22. "Person" shall mean and refer to any natural person, corporation, joint venture, partnership (general or limited), limited liability company, association, trust or other legal entity.

Section 23. "Phase" shall mean and refer to any phase, section or portion of the Property for which a separate Plat or Plats are recorded in the Office of the Register of Deeds of Durham County, North Carolina.

Section 24. "Plat" shall mean and refer to any plat of the Property or any part of it which has been recorded in the Office of the Register of Deeds of Durham County, North Carolina.

Section 25. "Property" or "Properties" shall mean and refer to that certain real property located in the City of Durham, Durham County, North Carolina and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, as well as such additional property as may be made subject to the provisions of this Declaration pursuant to the provisions of Article II hereof.

Section 26. "Rules" shall mean and refer to, collectively, the governing documents for Trenton, including, without limitation, the Articles of Incorporation and Bylaws of the Association, the Declaration, any Supplementary Declarations, the Architectural Guidelines and any rules and regulations adopted by the Board or the Members.

Section 27. "Special Assessments" shall have the meaning as set forth in Article V hereof.

Section 28. "Special Individual Assessments" shall have the meaning as set forth in Article V hereof.

Section 29. "Special Declarant Rights" shall mean the rights as defined in Section 47F-1-103(28) of the Act for the benefit of a Declarant, including, but not limited to the following: to complete improvements indicated on plats or plans filed with or referenced in the Declaration; to exercise any development right as defined in the Act; to maintain sales offices, management offices, models and signs advertising Trenton; to use easements through the Common Area for the purpose of making improvements within Trenton or within real estate which may be added to Trenton; and to elect, appoint or remove any officer or member of the Board during any period of Declarant Control.

Section 30. "Subassociation" shall mean and refer to a North Carolina nonprofit corporation formed by Declarant or an Approved Builder for the purpose of maintaining properties and facilities located wholly within and serving only a specific area of the Subdivision.

Section 31. "Subassociation Common Property" shall mean and refer to the real property, together with any improvements thereon, owned by a Subassociation, whether in fee or easement, for the common benefit of only the owners of Lots within a particular phase(s) of Subdivision containing Lots subject to a Subassociation, and specifically including the area within any storm water easements and the facilities constructed therein and which serve more than one Lot and are not maintained by any governmental authority. Subassociation Common Property may also include water and sewer lines which serve more than one Lot and are not located within a public utility easement or a public street right-of-way. The Subassociation Common Property shall be maintained by the Subassociation or its successors in interest unless dedicated to public use and accepted by a public agency, authority or utility as set forth herein.

Section 32. "Supplementary Declaration" shall mean and refer to any Supplementary Declaration of Covenants, Conditions and Restrictions filed in the Office of the Register of Deeds of Durham County, North Carolina, to bring additional property within the coverage of this Declaration and the jurisdiction of the Association, as more particularly described in Section 2 of Article II hereof.

ARTICLE II PROPERTY

Section 1. Property Made Subject to this Declaration. The Property is hereby made subject to this Declaration and the Property shall be owned, held, leased, transferred, sold, mortgaged and/or conveyed by Declarant, the Association, each Owner and each party owning record title to any of the Property subject to this Declaration and the controls, covenants, conditions, restrictions, easements, development guidelines, charges and liens set forth in this Declaration.

Section 2. Additional Property. During the Declarant Control Period, Declarant shall have the right, at its election without the consent of any Owner or Owners, to bring within the coverage of this Declaration and the jurisdiction of the Association all or any portion of the property described on **Exhibit B** attached hereto and incorporated herein by reference and any other real property which is contiguous to the Subdivision or which is separated from the Subdivision only by a road, a street right-of-way or an easement. Such additions authorized hereby shall be made by filing of record in the Office of the Register of Deeds for Durham County, North Carolina, Supplementary Declarations of Covenants, Conditions and Restrictions with respect to such additional property. Each such Supplementary Declaration shall extend the scheme of this Declaration and the jurisdiction of the Association to such additional property and thereby subject such additional property to assessment for their just share of the Association's expenses. Such Supplementary Declarations may contain such complementary additions and modifications of the covenants, conditions and restrictions contained in this Declaration as may be necessary to reflect the different character of the additional property and as are not inconsistent with the provisions of this Declaration. Nothing contained in this Section 2, however, shall be construed to obligate

Declarant to bring any additional property within the coverage of this Declaration.

Section 3. Additional Covenants. In addition to the controls, covenants, conditions, restrictions, easements, development guidelines, charges and liens set forth in this Declaration, Declarant shall have the right, at its election and without the consent of any Owner or Owners, and, with the written consent of the Declarant, an Approved Builder, at its election and without the consent of any other Owner, shall have the right to subject any Phase or portion of the Property owned by it to additional controls, covenants, conditions, restrictions, easements, development guidelines, charges and liens, by filing Additional Covenants in the Office of the Register of Deeds of Durham County covering only such Phase, section or portion of the Property. Such an Additional Covenants may or may not provide for the establishment of a Subassociation to govern the ownership and/or maintenance of the Property affected by and the enforcement of the provisions of such Additional Covenants. Whether or not a Subassociation is formed pursuant to such Additional Covenants, the Association shall have the right and authority to enforce all controls, covenants, conditions, restrictions, easements, development guidelines, charges and liens imposed by such Additional Covenants and any amendments thereto, whether or not such right and authority are expressly provided for in such Additional Covenants.

Section 4. Merger or Consolidation. Upon any merger or consolidation of an Association with another Association, the properties, rights and obligations of the Association may be transferred to another surviving or consolidated Association or, alternatively, the properties, rights and obligations of another Association may be added to the property, rights and obligations of such Association as the surviving corporation pursuant to a merger. The surviving or consolidated Association shall be considered an Association and shall administer the terms and provisions of this Declaration (to the extent they relate to the Phases of the Property over which such Association has jurisdiction) and the applicable Additional Covenants affecting the portions of the Property in the jurisdiction of such Association, together with the covenants and restrictions established upon any other properties, as one scheme. No such merger or consolidation, however, shall effectuate a revocation, change or addition to the terms and provisions of this Declaration or any Additional Covenants pertaining to the Property or any portion thereof accept as specifically provided in this Declaration.

Section 5. Changes to this Declaration, Additional Covenants or Supplemental Declarations Requiring Declarant's Consent. Notwithstanding anything contained herein to the contrary, it is expressly understood and agreed that, so long as Declarant owns any part of the Property, the prior written consent of Declarant shall be required for any parties to modify, change and/or amend, in whole or in part, the terms and provisions of this Declaration, any Supplementary Declaration and/or any Additional Covenants, or to impose new or additional covenants, conditions, restrictions or easements on any part of the Property.

ARTICLE III MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership. Every Owner of 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. Voting Rights. The voting rights of the membership shall be appurtenant to the ownership of the Lots. The Association shall have three (3) classes of voting membership.

(a) **Class A.** Except as provided below, Class A Members shall be all Lot Owners except the Declarant and Approved Builders. Class A Members shall be entitled to one (1) vote for each such Lot owned. When more than one person owns an interest (other than a leasehold or security interest) in any Lot, all such persons shall be Members and the vote appurtenant to said 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. Lots owned by Class A Members shall be Class A Lots.

(b) **Class B.** Class B Members shall be the Declarant. Declarant shall be entitled to three (3) votes for each Lot that it owns, so long as the Class B membership continues to exist. Lots owned by a Class B Member shall be Class B Lots.

Class B membership shall cease to exist and shall be converted to Class A membership with one vote for each Lot owned (but, despite such conversion, Lots owned by the Declarant shall continue to be treated as Class B Lots for assessment purposes so long as Declarant owns any Lots), on the happening of either of the following events, whichever occurs earlier:

- (i) December 31, 2011;
- (ii) When the total number of Lots owned by the Class A Members (defined in Article III hereof) equals seventy-five percent (75%) of the total number of the Lots which can be created within the Subdivision under the zoning classification for the Subdivision, as amended from time to time; or
- (iii) Relinquishment or transfer of all Special Declarant Rights as provided in §47F-3-104 of the Act.

(c) **Class C.** Class C Members shall be all Approved Builders. Each Approved Builder shall be entitled to three (3) votes for each Lot that it owns, so long as the Class B membership continues to exist, at which time Class C membership shall be converted to Class A membership for voting purposes (but, despite such conversion, Lots owned by an Approved Builder shall continue to be treated as Class C Lots for assessment purposes so long as such Approved Builder owns any Lots). Lots owned by a Class C Member shall be Class C Lots.

Section 3. Vacant/Leased Dwellings. If the Owner of a Lot ceases to occupy the dwelling constructed thereon as his own personal living quarters or if any residence within the Properties is leased for rental purposes to tenants, the vote as expressed by the Owners of such vacant and rental dwellings shall not be entitled to any weight greater than forty-nine percent (49%) on any matter pending before the Association.

An Owner may lease or sublet his/her dwelling; however, any lease or sublease must be for at least six (6) months, in writing and contain the following provision:

"Tenant shall obey, adhere to and be bound by all provisions of the Declaration Of

Covenants, Conditions and Restrictions For The Trenton Homeowners Association, Inc., recorded in the Durham County Registry. Tenant acknowledges that he has received a copy of such Declaration and the rules and regulations of the Association and is familiar with the provisions of same."

If an Owner fails to include said provision in any lease or sublease, it shall be conclusively deemed to be included and part of said lease or sublease. Each Owner shall provide to the Association a copy of any lease or sublease of his dwelling. Notwithstanding any other provision of this Declaration, the Owner of each Lot shall be responsible for payment of all assessments and charges levied by the Association against his Lot and shall be fully responsible for ensuring that his Lot and the occupants thereof are in compliance with all of the requirements of this Declaration. The Association may pursue any remedy against the Owner without the necessity of taking any enforcement action against a tenant or other occupant.

ARTICLE IV PROPERTY RIGHTS, EASEMENTS AND RIGHTS OF ENTRY

Section 1. Owner's Right of Enjoyment. Every Owner, and in the case of rented homes, such Owner's tenants, shall have a nonexclusive right to and easement for the enjoyment of, in and to the Common Areas, and such rights and easements shall be appurtenant to and shall pass with the title to every Lot.

The Owner's nonexclusive right to and easement for the enjoyment of, in and to the Common Areas shall also be subject to the following:

(a) The right of the Association to charge reasonable admission and other fees for the use of any facility situated upon the Common Area and to limit the use of said facilities to Owners who occupy a residence on the Property, and to their families, tenants, and guests as provided in Section 2 of this Article IV;

(b) The right of the Association to suspend the voting rights and rights of an Owner to the use of the facilities for any period during which any assessment against his Lot remains unpaid for a period of thirty (30) days or longer, or for a period not to exceed sixty (60) days for any infraction of the published guidelines or rules and regulations of the Association, provided infraction is resolved to the satisfaction of the Board or Members; otherwise suspension periods may run concurrently;

(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 such conditions as may be agreed to by the Members. No such dedication or transfer shall be effective unless the Members entitled to at least eighty percent (80%) of the votes of the entire membership and at least two-thirds (2/3) of the votes appurtenant to each of class of Lots (Class A and Class B) agree to such dedication or transfer and signify their agreement by a signed and recorded written document, *provided that* this subsection shall not preclude the Board of Directors of the Association from granting easements for the installation and maintenance of sewerage, utilities, and drainage

facilities upon, over, under and across the Common Area without the assent of the membership when such easements, in the opinion of said Board, are requisite for the convenient use and enjoyment of the Property. Notwithstanding the foregoing, the Association, acting through the Board without consent of the Members, shall have the right to convey or transfer small portions of the Common Area to any party or parties for the purposes of changing any Lot lines or correcting minor errors, discrepancies or encroachments which may arise, including any corrections made necessary by the revision or modification of an existing recorded map of the Property;

(d) Except as provided in subsection (c) above, conveyance or encumbrance of Common Area shall be governed by Section 47F-3-112 of the Act which provides that portions of the Common Area may be conveyed or subjected to a security interest by the Association if persons entitled to cast at least eighty percent (80%) of the votes in the Association agree in writing to that action. Proceeds of the sale or financing of Common Area shall be an asset of the Association. The Association, on behalf of the Owners, may contract to convey Common Area or subject Common Area to a security interest, but the contract is not enforceable against the Association until approved as set forth herein. Thereafter, the Association has all powers necessary and appropriate to effect the conveyance or encumbrance, free and clear of any interest of any Owner or the Association in or to the Common Area conveyed or encumbered, including the power to execute deeds or other instruments. No conveyance or encumbrance of Common Area may deprive any Lot of its rights of access and support.

(e) The right of the Association, with the assent of members entitled to at least eighty percent (80%) of the entire membership of the Association and at least two-thirds (2/3) of the votes appurtenant to each class of Lots (Class A and B), to mortgage, pledge, deed in trust, or otherwise hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(f) The right of the Association to levy Annual Assessments, Special Individual Assessments and Special Assessments;

(g) The right of Declarant, its employees, agents, contractors, subcontractors, invitees, to make any improvements that it or they may deem proper upon the Common Areas, even after their conveyance to the Association, including, without limitation, the right to construct, maintain and dedicate any additional storm water drainage easements, utility easements, and sewer or water line easements across any of the Common Areas. The rights reserved herein shall terminate five (5) years after the date on which Declarant no longer owns any property within the Subdivision, or December 31, 2011, whichever first occurs;

(h) The right of Declarant, its successors and assigns, and the Association, to erect and maintain monuments, walls, fences, ponds, signs, lighting and irrigation systems, and any other improvements and landscaping within Common Areas, median strips and right-of-way islands, as identified on any Plat of the Property; and

(i) The right of the Association to prescribe rules and regulations governing the use, operation and maintenance of the Common Area (including limiting the number of guests of

Owners who may use such Common Area), subject to limitations established by Declarant on such right to impose such rules and regulations.

Section 2. Delegation of Use.

(a) Family. The right and easement of enjoyment granted to every Owner in Section 1 of this Article may be exercised by members of the Owner's family who occupy the residence of the Owner within the Property as their principal residence in the City of Durham, Durham County, North Carolina.

(b) Tenants. The right and easement of enjoyment granted to every Owner in Section 1 of this Article may be delegated by the Owner to his tenants or contract purchasers who occupy a residence within the Property, or a portion of said residence, as their principal residence in the City of Durham, Durham County, North Carolina.

(c) Guests. Facilities located on common areas situated upon the Premises may be utilized by guests of Owners, tenants or contract purchasers subject to such rules and regulations governing said use of the Common Area as may be established by the Board of Directors.

Section 3. Title to Common Areas. Title to the Common Areas shall be conveyed to the Association free and clear of all liens and encumbrances, except easements shown on the recorded Plat containing the Common Area; provided, however, that Declarant shall have the right from time to time to reserve for the purpose of development of the Property all or any portion of the Property and any Common Areas for various easements and rights-of-way, together with the right to dedicate same where applicable and customary and the right of ingress and egress across the Common Areas in connection with the development of the Property. Declarant's rights hereunder shall not unreasonably interfere with Owner's easement for enjoyment.

The Association shall accept "as is" the conveyance of Common Areas without any representation or warranty, express or implied, in fact or by law, with respect thereto, or with respect to the improvements and repairs to be completed after the conveyance, including, without limitation, representations or warranties of merchantability or fitness for the ordinary or any particular purpose, and without any representations or warranties regarding future repairs or regarding the condition, construction, accuracy, completeness, design, adequacy of the size or capacity in relation to the utilization, date of completion or the future economic performance or operations of, or the utilities, materials or furniture which have been or will be used in such Common Areas or repairs, except as set forth herein. By acceptance of an interest in any such Common Area or the deed to any Lot, the Association and all Owners release Declarant from any claims and warrant that no claim shall be made by the Association or any Owner relating to the condition, or completeness of such property or repairs or for incidental or consequential damages arising therefrom.

**ARTICLE V
COVENANT FOR ASSESSMENTS**

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Property, hereby covenants, and each Owner of 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; and (3) Special Individual Assessments levied against individual Owners; such assessments to be fixed, established and collected from time to time as hereinafter provided. The assessments described in (1), (2), and (3) of this Section 1 (the "Assessments"), together with interest thereon, late charges, attorney fees, court costs and other cost of collection, shall be a charge on the land and, as provided in §47F-3-116 of the Act, shall be a continuing lien upon each Lot against which each such Assessment is made. The Assessment shall also be the personal or corporate obligation of the Person(s) owning such Lot at the time when the Assessment fell due, but such personal obligation shall not be imposed upon such Owners' successors in title unless expressly assumed by them. Although unpaid Assessment charges are not the personal obligation upon such Owner's successors in title unless expressly assumed by the successors in title, the unpaid Assessment charges continue to be a lien, or subsequent lien, upon the property against which the Assessment has been made.

Section 2. Purposes of Assessments. The Assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents of the Properties, the enforcement of these Covenants and the rules of the Association, and, in particular, for: (i) acquisition, improvement, and maintenance of properties, services and facilities related to the use and enjoyment of the Common Area; (ii) maintenance, repair and reconstruction of the Common Area and improvements thereon, including, without limitation, storm water drainage facilities, and, including, without limitation, the cost of repair, replacement and additions thereto and the cost of labor, equipment, materials, management and supervision thereof; (iii) payment of taxes and public assessments levied against the Common Area owned by the Association in fee; (iv) procurement and maintenance of insurance; (v) employment of attorneys, accountants and other persons or firms to represent the Association, its directors, officers and committee members, when necessary; (vi) payment of principal and interest on funds borrowed for Association purposes; and (vii) such other needs as may arise.

Without limiting the generality of the above-described purposes, the Assessments levied by the Association may be used for the acquisition, construction, improvement (including landscaping and planting) and maintenance of the Common Areas and improvements thereon, and of the medians within public road rights-of-way, including the landscaping and irrigation system(s), if any, located in the Common Area, including the following:

- (a) providing grass cutting, fertilizing, weed and insect treatments and maintenance of trees, shrubbery and flowers located on or within Common Areas and median strips;
- (b) providing maintenance and operation of all walls, fountains, ponds, waterfalls, monuments, irrigation facilities, sidewalks, private streets and alleys, if any, paths, trails, sidewalks, pool, tennis courts, playgrounds, clubhouse, parking areas, fences, signage, lighting or other

structures and facilities located on or within median strips and any of the areas identified as Common Areas;

(c) providing grass cutting, fertilization, weed and insect treatments and maintenance of trees, shrubbery and flowers within the public street right-of-way where it is adjacent to Common Areas;

(d) keeping the Common Areas clean and free from debris and to maintain the same in a clean and orderly condition;

(e) paying all ad valorem taxes levied against the Common Areas and any other property owned by the Association;

(f) paying the premiums on all insurance carried by the Association pursuant hereto or pursuant to the Bylaws;

(g) paying all legal, accounting and other professional fees incurred by the Association in carrying out its duties as set forth herein or in the Bylaws, including all costs and expenses of the Architectural Control Committee;

(h) promoting the recreation, health, safety and welfare of the residents in the Subdivision as it relates to this Association;

(i) carrying out the powers and duties of the Board, the Association, and the Architectural Control Committee as stated in the Articles of Incorporation, Bylaws and this Declaration; and

(j) maintaining any storm water easements, Facilities and improvements therein located on portions of Common Areas to the standard required by the governmental entity or agency having jurisdiction over such areas.

Section 3. Maximum Annual Assessment. Subject to the provisions of Section 14 hereof, until December 31, 2004, the Maximum Annual Assessment shall be \$300 for each Class A Lot.

(a) From and after January 1, 2005, the Maximum Annual Assessment may be increased or decreased by the Board of Directors effective January 1 of each year, without a vote of the Members, but subject to the limitation that the percentage of any such increase shall not exceed ten percent (10%) of the Maximum Annual Assessment for the previous year unless such increase is approved as provided in Section 3(b) below.

(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 or decreased without limitation if such increase or decrease is approved by no less than two-thirds (2/3) of the votes appurtenant to each class of Lots, cast in person or by proxy, at a meeting duly called for this purpose. The provisions of this subsection shall not apply to, or be a limitation upon, any change in the Maximum Annual Assessment incident to a merger or consolidation as provided in §47F-2-121 of the Act.

Section 4. Date of Commencement of Annual Assessments; Amount of Assessments; Certificate of Payment; Ratification of Budgets.

(a) Date of Commencement. Unless a different commencement date is set by the Board of Directors, the Annual Assessments provided for herein shall commence as to all Lots shown on a recorded plat of the Properties on the first day of the month following the date on which such plat is recorded in the Durham County Registry.

(b) Amount of Annual Assessments. Subject to the provisions of this Section, the Board of Directors may fix the Annual Assessment at any amount not in excess of the Maximum Annual Assessment in effect for the appropriate assessment year; provided, however, that, except as otherwise provided in this Section, the Assessment for Approved Builders (Class C Lots) shall always be one-fourth (1/4) of the Assessment for Class A Lots, and the Assessment for Lots owned by the Declarant (Class B Lots) shall be zero, provided, however, that Declarant shall be obligated to pay such sums as are necessary to make up the difference, from time to time, in the expenses of the Association and the monies collected by the Association for Assessments as provided herein. Notwithstanding the foregoing, any Lot owned by an Approved Builder or the Declarant which contains a dwelling occupied by any Person as a residence shall be assessed at the Class A rate.

Unless a lower amount is set by the Board of Directors, the initial annual assessment shall be the Maximum Annual Assessment set forth in Section 3 of this Article and shall be prorated according to the number of months remaining in the calendar year. Any annual assessment established by the Board of Directors shall continue thereafter from year to year as the annual assessment until changed by said Board.

Except as provided herein, Annual Assessments shall be fixed at a uniform rate for all Lots within each Class and may be collected on a yearly, semiannually, quarterly, or monthly basis, as determined by the Board of Directors.

(c) Certificate of Payment. The Association shall, upon demand and for such reasonable charge as the Board of Directors may determine, furnish a certificate signed by an officer of the Association setting forth whether the Assessments on a specified Lot have been paid. If such certificate states that all Assessment has been paid, such certificate shall be conclusive evidence of payment.

(d) Ratification of Budgets. The Board of Directors shall adopt a proposed budget for the Association at least annually. Within thirty (30) days after adoption of the proposed budget, the Board of Directors shall call a meeting of the Members to consider ratification of the budget, such meeting to be held not sooner than ten (10) days nor more than sixty (60) days after the mailing of such notice. Such meeting may, but need not be, combined with the annual meeting of the Members. Except as provided in Section 7 below, there shall be no requirement that a quorum be present in order to vote on ratification of the budget (although a quorum must be present to vote on other matters). The budget shall be deemed ratified unless at that meeting Members having a majority of the votes of the entire membership vote to reject the budget. Notwithstanding the foregoing, if the budget provides for annual assessments not greater than ten percent (10%) larger than the assessment in effect for the immediately preceding year, such budget shall be deemed ratified unless Members having at least eighty percent (80%) of the votes of the entire membership vote to reject the budget. If the proposed budget is rejected, the budget last ratified by the Members

or otherwise established budget shall be continued until such time as the Members ratify a subsequent budget proposed by the Board.

Subject to the provisions of this Section, at least twenty (20) days before January 1 of each year, the Board of Directors shall fix the amount of the annual assessment against each Lot. At least ten (10) days before January 1 of each year, the Board of Directors shall send written notice of such assessment to every Owner subject thereto.

Section 5. Special Assessments. In addition to the Annual Assessments described in Section 3 above, the Board, with a vote of Members as provided in Section 7 hereof, may levy in any assessment year a special assessment or assessments ("Special Assessments") for the purpose of defraying, in whole or in part, any costs incurred by the Association which are not paid for or payable out of funds on hand in the Association or out of the Annual Assessments collected by the Association. Such costs may include, but shall not be limited to, the costs of any construction, reconstruction, repair or replacement of a capital improvement upon or within the Common Area, including fixtures and personal property related thereto, the cost of maintenance, repair or reconstruction of storm water facilities and devices, or for such other needs as may arise from time to time. Notwithstanding the above, all fees and costs incurred by the Association in exploring or waging a complaint or suit against Declarant must be paid for out of a Special Assessment and, for this purpose only, such a Special Assessment must be approved by a vote of the Members entitled to cast no less than two thirds (2/3) of all votes entitled to be cast by the Members. Any such Special Assessments shall be in the ratios set forth in Section 4(b) hereof. The due date of any Special Assessment levied pursuant to this Section 5 shall be fixed in the Board resolution authorizing such Special Assessment. Upon the establishment of a Special Assessment, the Board shall send written notice of the amount and due date of such Special Assessment to each Owner, including the Approved Builders and the Declarant, as applicable, at least thirty (30) days prior to the date such Special Assessment is due.

Section 6. Special Individual Assessments. The Board may levy Special Assessments against individual Owners ("Special Individual Assessments") (i) for the purpose of paying for the costs of any construction, reconstruction, repair or replacement of any damaged component of the Common Areas occasioned by the act of a Lot Owner, his family, tenants, guests or agents, and not the result of ordinary wear and tear; (ii) for payment of fines, penalties or other charges imposed against an individual or separate Owner relative to such Owner's failure to comply with the terms and provisions of this Declaration, the Bylaws or any rules or regulations promulgated hereunder, including, without limitation, penalties assessed pursuant to the Architectural Design Guidelines, reimbursement to the Architectural Control Committee for any sums it expends on an Owner's behalf pursuant to any enforcement of the Architectural Design Guidelines, and reimbursement to the Association for all expenses incurred in connection with the enforcement of the provisions of Article X hereof; and (iii) for the purpose of reimbursing the Association for costs (including attorneys' fees) incurred in bringing the Owner, his Lot or his residence into compliance with the provisions of this Declaration, the Bylaws, the Architectural Design Guidelines or other rules and regulations adopted by the Board or the Association. Declarant shall not be obligated to pay any Special Individual Assessment except with Declarant's prior written approval. The due date of any Special Individual

Assessment levied pursuant to this Section 5 shall be fixed in the Board resolution authorizing such Special Individual Assessment. Upon the establishment of a Special Individual Assessment, the Board shall send written notice of the amount and due date of such Special Individual Assessment to the affected Owner(s), including Approved Builders, or the Declarant, as applicable, at least thirty (30) days prior to the date such Special Individual Assessment is due.

Section 7. Notice of Quorum for any Action Authorized Under Sections 3(b) and 5.

Written notice of any meeting called for the purpose of taking any action authorized under Sections 3(b) and 5 of this Article shall be sent to all Members no less than thirty (30) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty (60%) percent of all the votes appurtenant to Class A and B Lots shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice or requirement, and if the same is called for a date not later than sixty (60) days after the date of the first meeting, the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting.

Section 8. Operating Capital Contribution.

At the time of closing of the initial sale of each dwelling constructed on each Lot, a sum equal to one-half (1/2) of the Annual Assessment for Class A Lots in effect at the time of such sale shall be collected from the purchaser of such Lot and transferred to the Association as part of its operating capital. The purpose of the operating capital contribution is to ensure that the Association will have adequate cash available to pay its operating expenses or to acquire additional equipment or services deemed by the Board of Directors to be necessary or desirable. Amounts paid to the Association pursuant to this Section shall not be considered as an advance payment of any regular Assessment and shall not be refunded to an Owner by the Association upon the subsequent resale of the Lot.

Section 9. Effect of Non-Payment of Assessments.

Any Assessment levied pursuant to these covenants which is not paid on the date when due shall be delinquent and shall, together with such interest, late charges and penalties thereon and cost of collection thereof, as hereinafter provided, including reasonable attorneys' fees, shall be continuing lien upon the Lot against which such assessment was made and shall be and remain the personal obligation of the Owner of the Lot at the time such assessment became effective, his heirs, devisees, personal representative and assigns. The personal obligation of the Owner to pay such assessment, however, shall not pass to his successors in title unless expressly assumed by them, but shall continue to be a lien against the Lot. Interest on delinquent assessments shall be charged at the lesser of one and one-half percent (1.5%) per month or the highest rate permitted by law.

Any assessment not paid within thirty (30) days after the due date shall be subject to late charges and interest at the rate established by the Board from time to time, or the highest amount permitted by laws, whichever is less; and the Association may bring an action at law against the Owner personally obligated to pay the same, or to foreclose the lien against the Lot as provided in Section 47F-3-116 of the Act and interest, late payment charges, costs and reasonable attorney's fees related to such action or foreclosure shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by not using the Common Areas or by abandoning his Lot.

Section 10. Subordination of the Lien to Mortgages. The liens provided for herein shall be subordinate to the lien of any first mortgage or first deed of trust on a Lot. Sale or transfer of any Lot shall not affect any Assessment lien. However, the sale or transfer of any Lot which is subject to any 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 became 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. 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.

ARTICLE VI EASEMENTS

Section 1. Access and Utility Easements. Easements for the installation and maintenance of driveway, walkway, walls, fencing, landscaping, irrigation equipment, water line, gas line, telephone, cable television, electric power transmission lines, sanitary sewer and storm water drainage facilities and for other public utility installations are reserved as shown on the recorded plats of the Properties. Furthermore, Declarant reserves an easement ten (10) feet in width over, under and through and along all Lot lines of all Lots for the foregoing purposes, and such temporary easements as are necessary for construction, maintenance and repair purposes; provided; however, that the reserved easements shall never be greater than the required building set back lines shown or noted on any recorded map of the Property or required by any applicable zoning ordinances, i.e., in the event the side set back line for a Lot is three feet (3'), then the maximum width of the reserved easement is also three feet (3'). In the event it is determined that other and further easements are required over any Lot in locations not shown on the recorded plat and not along rear or side Lot lines, such easements may be established by the Declarant, except that if any such easements are reserved or established after the conveyance of a Lot to be affected thereby, the written assent of the Owner of such Lot and of the trustees and mortgagees in deeds of trust constituting a lien thereon shall be required. Within any such easements above provided for, no structure, planting or other material shall be placed such that it may interfere with the installation, delivery and maintenance of public utilities, or which may obstruct or 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. Any improvements located within designated easements, whether approved or not, are subject to removal by the entity having jurisdiction over the easement including Declarant, as may be necessary for access, repairs or maintenance, and such entity shall not be required to replace any improvements requiring removal.

The Association may reserve and grant easements over the Common Area as provided in Article IV, Section 1(c), of this Declaration. Within any such easement herein provided, no structure, planting or other material shall be placed such that it may interfere with the installation or maintenance of the utilities installed thereon, or which may change the direction of flow or drainage

of water through drainage pipes or channels constructed in such easements.

Declarant reserves, for a period of five (5) years after Declarant no longer owns any portion of the Properties or December 31, 2011, whichever is earlier, an easement and right of ingress, egress and regress on, over and under the Properties to maintain and correct drainage or surface water runoff in order to maintain reasonable standards of health, safety and appearance and to make repairs and alterations to any utilities or any improvements dedicated to public use which have not been accepted for maintenance by a utility company or public entity. Such right expressly includes the right to cut any trees, bushes or shrubbery, make any gradings of the soil, or take any other similar action that it deems reasonably necessary or appropriate. After such action has been completed, Declarant shall grade and seed or otherwise stabilize the affected property and restore the affected property to its original condition to the extent practicable, but shall not be required to replace any trees, bushes or shrubbery or other improvements necessarily removed. Declarant shall give reasonable notice of its intent to take such action to all affected Owners.

Section 2. Easements for Governmental Access. An easement is hereby established over the Common Area and every Lot for the benefit of applicable governmental agencies for installing, removing, and reading water meters; maintaining and replacing water, sewer and drainage facilities; and acting for other purposes consistent with public safety and welfare, including, without limitation, law enforcement, fire protection, garbage collection, and the delivery of mail.

Section 3. Easement and Right of Entry for Repair, Maintenance and Reconstruction. If any part of a dwelling is located closer than five (5) feet from its Lot line, the Owner thereof shall have a perpetual access easement over the adjoining Lot to the extent reasonably necessary to perform repair, maintenance or reconstruction of such dwelling. Such work shall be done expeditiously and, upon completion of the work, the Owner shall restore the adjoining Lot to as nearly the same condition as that which prevailed prior to the commencement of the work as is reasonably practicable.

Section 4. Easement Over Common Area. Subject to the limitations set forth in Article IV hereof, a perpetual, nonexclusive easement over the Common Area is hereby granted to each Lot and its Owners, family members and tenants of such Owners, the occupants of such Lot, and guests and invitees of such Owners, tenants or occupants, for the purpose of providing access, ingress and egress to and from the Common Area and for the use thereof.

Section 5. Easement For Encroachments. In the event that any dwelling erected on a Lot by an Approved Builder encroaches upon any other Lot or the Common Area, and such encroachment was not caused by the purposeful act or omission of the Owner of such Lot, 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. In the event that any structure or improvement erected principally on the Common Area encroaches upon any Lot, then an easement shall exist for the continuance of such encroachment of such structure onto such Lot for so long as such encroachment shall naturally exist. The foregoing shall not be construed so as to allow any extension or enlargement of any existing encroachment or to permit the rebuilding of the encroaching structure, if destroyed, in a manner so as to continue such encroachment.

Section 6. Association's Easement Upon Lots. The Association shall have a right, license and easement to go upon any Lot for the purpose of fulfilling its obligations under this Declaration, the restrictive covenants applicable to the Subdivision, and any other laws, ordinances, rules and regulations, public or private, which the Association is obligated or permitted to enforce. Such easement shall include, without limitation, the right to go on any Lot to correct, repair or alleviate any condition which, in the opinion of the Board of Directors of the Association or of the manager employed by the Association, creates or may create an imminent danger to any other property or improvements thereon.

ARTICLE VII INSURANCE

Section 1. Insurance Requirements under the Act. Section 47F-3-113 of the Act requires certain insurance to be carried by the Association and provides for the distribution of insurance proceeds. Sections 2 through 5 of this Article VII set forth the requirements of Section 47F-3-113 of the Act. In the event the insurance requirements set forth in the Act or any portion of the Act are changed, amended or deleted, the insurance requirements set forth in Sections 2 through 5 of this Article VII shall likewise be changed, amended or deleted to conform with the insurance provisions of the Act without the requirement of a formal amendment to this Declaration.

Section 2. Property Insurance. The Association shall maintain, to the extent reasonably available, property insurance on the Common Area insuring against all risks of direct physical loss commonly insured against including fire and extended coverage perils. The total amount of insurance after application of any deductibles shall not be less than eighty percent (80%) of the replacement cost of the insured property at the time the insurance is purchased and at each renewal date, exclusive of land, excavations, foundations, and other items normally excluded from property policies. Any loss covered by this property insurance shall be adjusted with the Association, but the insurance proceeds for that loss are payable to any insurance trustee designated for that purpose, or otherwise to the Association, and not to any mortgagee or beneficiary under a deed of trust. The insurance trustee or the Association shall hold any insurance proceeds in trust for Owners and lienholders as their interests may appear. The proceeds shall be disbursed first for the repair or restoration of the damaged property, and Owners and lienholders are not entitled to receive payment of any portion of the proceeds unless there is a surplus of proceeds after the property has been completely repaired or restored, or the planned community is terminated.

Section 3. Liability Insurance. The Association shall maintain, to the extent reasonably available, liability insurance in reasonable amounts, covering all occurrences commonly insured against for death, bodily injury, and property damage arising out of or in connection with the use, ownership, or maintenance of the Common Area. The liability insurance shall be for the benefit of the Owners, occupants, the Association, the Board, the managing agent, if any, the Declarant, and their respective officers, directors, agents, and employees in such amounts and with such coverage that shall be determined by the Board; provided that the liability insurance shall be for at least One Million Dollars (\$1,000,000.00) per occurrence for death, bodily injury and property damage

Section 4. Required Provisions for Property and Liability Insurance. Insurance policies carried pursuant to Sections 2 and 3 above shall provide that:

(a) Each Owner is an insured person under the policy to the extent to the Owner's insurable interest;

(b) The insurer waives its right to subrogation under the policy against any Owner or member of the Owner's household;

(c) No act or omission by any Owner, unless acting within the scope of the Owner's authority on behalf of the Association, will preclude recovery under the policy; and

(d) If, at the time of a loss under the policy, there is other insurance in the name of the Owner covering the same risk covered by the policy, the Association's policy provides primary insurance.

Section 5. Insurance Repairs. Any portion of the planned community for which insurance is required under Sections 2 and 3 hereinabove which is damaged or destroyed shall be repaired or replaced promptly by the Association unless: (a) the planned community is terminated; (b) repair or replacement would be illegal under any State or local health or safety statute or ordinance; or (c) the Owners decide not to rebuild by an eighty percent (80%) vote. The cost of repair or replacement in excess of insurance proceeds and reserves is a common expense if any portion of the planned community is not repaired or replaced, (a) the insurance proceeds attributable to the damaged Common Area shall be used to restore the damaged area to a condition compatible with the remainder of the planned community; (b) the insurance proceeds attributable to limited common elements which are not rebuilt shall be distributed to the Owners of the Lots to which those limited common elements were allocated, or to lienholders, as their interests may appear; and (c) the remainder of the proceeds shall be distributed to all the Lot Owners or lienholders, as their interests may appear, in proportion to the common expense liabilities of all the Lots. Notwithstanding the provisions of this Section 5, Section 47F-2-118 (termination of the planned community) governs the distribution of the insurance proceeds if the planned community is terminated.

ARTICLE VIII USE RESTRICTIONS

Lots in Trenton will be made subject to certain use restrictions by the filing of individual Restrictive Covenants on a Plat by Plat basis after the recordation of a Plat of a portion of the Subdivision in the Durham County Public Registry.

ARTICLE IX INDEMNIFICATION OF DIRECTORS AND OFFICERS

Neither Declarant, nor any Member, nor the Board, nor the Association, nor any officers, directors, agents or employees of any of them shall be personally liable for debts contracted for or otherwise incurred by the Association or for a tort of another Member, whether or not such other Member was acting on behalf of the Association or otherwise. Neither Declarant, nor the

Association, nor their directors, officers, agents or employees shall be liable for any incidental or consequential damages for failure to inspect any premises, improvements or portions thereof or for failure to repair or maintain the same. Declarant, the Association or any other person, firm or association making such repairs or maintenance shall not be liable for any personal injury or other incidental or consequential damages occasioned by any act or omission in the repair or maintenance of any premises, improvements or portions thereof.

The Association shall, to the extent permitted by applicable law, indemnify and defend all members of the Board from and against any and all loss, cost, expense, damage, liability, claim, action or cause of action arising from or relating to the performance by the Board of its duties and obligations, except for any such loss, cost, expense, damage, liability, claim, action or cause of action resulting from the gross negligence or willful misconduct of the person(s) to be indemnified.

The Association shall indemnify any director or officer or former director or officer of the Association or any person who may have served at the request of the Association as a director or officer of another corporation, whether for profit or not for profit, against expenses (including attorneys' fees) or liabilities actually and reasonably incurred by him in connection with the defense of or as a consequence of any threatened, pending or completed action, suit or proceeding (whether civil or criminal) in which he is made a party or was (or is threatened to be made) a party by reason of being or having been such director or officer, except in relation to matters as to which he shall be adjudged in such action, suit or proceeding to be liable for gross negligence or willful misconduct in the performance of a duty.

The indemnifications provided herein shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any statute, bylaw, agreement, vote of members or any disinterested directors or otherwise and shall continue as to a person who has ceased to be a director, officer, employee or agent and shall inure to the benefit of the heirs, executors and administrators of such a person.

The Association shall make efforts to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Association, or is or was serving at the request of the Association as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise against any liability asserted against him and incurred by him in such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability.

The Association's indemnity of any person who is or was a director, officer, employee or agent of the Association, or is or was serving at the request of the Association as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, shall be reduced by any amounts such person may collect as indemnification (i) under any policy of insurance purchased and maintained on his behalf by the Association or (ii) from such other corporation, partnership, joint venture, trust or other enterprise.

Nothing contained in this Article IX, or in the Bylaws, shall operate to indemnify any director or officer if such indemnification is for any reason contrary to any applicable state or federal law.

ARTICLE X ARCHITECTURAL CONTROL

Section 1. New Construction. During the Declarant Control Period, Declarant shall have sole authority to review and approve all new construction and all changes made to improvements constructed on a Lot at all times prior to issuance of a certificate of occupancy for the dwelling constructed on that Lot. Declarant shall have the right to assign such authority, in whole or in part, to any Person, including the Board of Directors. At the end of the Declarant Control Period, Declarant shall assign of all its rights and delegate all of its duties under this Article X to the Board of Directors of the Association. For purposes of this Article X, the term "Declarant" shall mean, as appropriate, Declarant, any person or entity to whom or which Declarant assigns, by written recorded assignment, any or all of its rights hereunder, and, after the end of the Declarant Control Period, the Board.

Section 2. Architectural Design Guidelines. Declarant and, after the Declarant Control Period, the Board, may develop, publish and promulgate architectural standards and guidelines ("Architectural Design Guidelines"), which shall be used by the Declarant, the Board, and/or the Architectural Control Committee ("ACC") in reviewing any proposed plans, specifications and materials submitted for approval. Such Guidelines may include, without limitation, standards for the design, size, location, style, structure, color, mode of architecture, mode of landscaping, and other criteria for the construction of improvements of any nature in the Property. By way of example, and not by limitation, such standards might require the use of a single, uniform mailbox design within the Subdivision or may within a particular community in the Subdivision. The purpose of such development standards will be to preserve and promote the character and orderly development of the Property. By acceptance of a deed to any Lot, each Owner thereof and his successors and assigns agrees to be bound by all provisions of such standards as may be adopted and amended from time to time.

Section 3. Establishment of Architectural Control Committee. The Declarant shall establish an Architectural Control Committee (the "ACC" or "Committee") to perform the architectural review functions set forth in this Declaration for all improvements and modifications proposed to be done on a Lot after issuance of a certificate of occupancy for the dwelling constructed on such Lot, and shall adopt the procedural rules and regulations for the performance of such duties by the Committee, including procedures for the preparation, submission and determination of the application for any approvals required by this Declaration. The ACC shall have not less than three (3) nor more than five (5) members, each serving a one-year term. During the Declarant Control Period, the Declarant or its assigns shall appoint all of the members of the ACC; thereafter, the members shall be appointed by the Board. The members of the Committee need not be Members of the Association, nor are they required to possess any special qualifications of any type except such qualifications as the Declarant, in its discretion, require. However, it is recommended that at least one member of the ACC be an architect, planner, engineer, developer or other member of a profession engaged in the construction or development industry. A majority of the members of the

Committee shall constitute a quorum for any properly-called meeting, and the concurrence of a majority of the regular members at a meeting shall be necessary for any decision of the ACC.

Section 4 Review by Committee. After issuance of a certificate of occupancy for a dwelling constructed on a Lot, no alteration or modification to the dwelling, no building, gazebo, storage shed, room addition, room, fence, wall, sign (including unit identification signs), canopy, statuary, awning, roof, device to be mounted on roofs, exterior lighting facility, athletic facility, change in exterior paint color, or other similar improvements or attachments shall be commenced, constructed, erected or maintained upon such Lot, nor shall any exterior addition to or change or alteration thereof be made, nor shall a building permit for such improvement or change be made, nor shall any major landscaping or relandscaping or any alteration of the established drainage on a Lot shall be commence or made (such construction, alteration and landscaping are hereinafter referred to as the "Improvements") until plans and specifications showing the nature, kind, shape, heights, materials, color and location of same shall have been submitted (in duplicate) to and approved in writing by the ACC. Such plans and specifications shall specifically identify any requested variance from the set back lines, garage location or any other requirement set forth in this Declaration or Architectural Design Guidelines. The Committee shall exercise its best judgment (neither arbitrarily nor capriciously) to the end that all such changes, improvements and alterations requested for properties within the Property conform to and harmonize with the existing surroundings, dwellings, landscaping and structures. At such time as the plans meet the approval of the Committee one complete set will be retained by the Committee and the other set shall be marked approved on behalf of the Committee and returned to the Owner or his designated representative. If disapproved by the Committee one set of such plans shall be returned marked "disapproved" and shall be accompanied by a statement setting forth the reasons for disapproval. In no event shall the Committee give verbal approval or disapproval of any plans.

If the Committee fails to approve or disapprove such plans and specifications within thirty (30) days after the date on which detailed, full and complete plans and specifications have been received by it, approval will not be required, and the requirements of this Section shall be deemed to have been complied with, so long as the submission does not otherwise violate or fail to conform to any restrictions or requirements of this Declaration or previously established requirements of the ACC, in which event the submission shall be deemed disapproved by the Committee. An Owner submitting plans to the Committee shall have the burden of establishing the date upon which the Committee received said plans.

Section 5. Subcommittee. The Architectural Control Committee, with the advice and consent of the Board, is herein empowered to form a subcommittee of the Architectural Control Committee the ("Subcommittee") comprised of Members of the Association. The Subcommittee shall be comprised of such number of Members as the ACC deems reasonable and necessary in order to carry out its function. The ACC shall be entitled to delegate to the Subcommittee such responsibilities and activities as the ACC, in its discretion, shall determine, including but not limited to the ability to preview homeowner submittals to the ACC and make non-binding recommendations thereon and to make non-binding recommendations as to changes in the Architectural Design Guidelines. Such Subcommittee shall serve at the discretion of the ACC and the Board and may or may not be continued following transfer of control of the ACC to the Association.

Section 6. Appeal. Any Owner aggrieved by a decision of the Subcommittee shall have a right to appeal the decision to the ACC or the Board in accordance with procedures to be established by the ACC and/or the Board. Any Owner aggrieved by a decision of the ACC shall have the right to appeal the decision to the Board in accordance with procedures to be established by the Board. The decision of the Board shall be final.

Section 7. Fees and Costs. The Board may establish a reasonable processing fee to defer the costs of the Association in considering any requests for approvals submitted to it, which fee shall be paid at the time the request for approval is submitted. Furthermore, the ACC shall have the right, but not the obligation, to employ an independent architect, engineer or other professional to assist the Committee in reviewing any plans and specifications submitted for approval. The Owner submitting the request shall pay, in addition to the processing fee set forth in the preceding sentence, all fees and costs actually incurred and paid by the Committee or the Association to such Person.

Section 8. No Waiver. The approval or disapproval by the ACC of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of the ACC shall not be deemed: (a) to constitute a waiver of any right to approve or withhold approval or consent as to any similar proposals, plans and specifications, drawings, or matters subsequently or additionally submitted for approval; or (b) to prohibit the Declarant (during the Declarant Control Period and, thereafter, the Board) from modifying and amending the Architectural Design Guidelines from time to time to specifically permit any improvement previously prohibited or to prohibit any improvement previously permitted.

Section 9. Variance. The ACC may authorize variances from compliance with the Architectural Design Guidelines when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require. Such variances may only be granted, however, when unique circumstances dictate, as determined by the ACC, and if the structure or item for which variance is sought is in full compliance with all applicable governmental requirements. Furthermore, no variance shall be effective unless in writing or nor shall any variance estop the ACC from denying a variance in other circumstances.

Section 10. Violation of Approved Plans and Right of Entry. If it is determined by the ACC that work completed on any Lot has not been completed in compliance with the final plans approved by the Committee or that improvements that have not been approved exist on a Lot, the Committee or the Association (or, during the Declarant Control Period, the Declarant) may notify the Owner in writing of such non-compliance, specifying in reasonable detail the particulars of non-compliance, and may, in its discretion, require the Owner to remedy the same. The Association shall have the right to enter upon the Lot of any Owner and to perform compliance or remedy non-compliance as ordered by the Committee or Board and the cost of such performance or remedy shall be charged to the Owner of the Lot in question, which cost shall be due within ten (10) business days after receipt of written demand therefore. If the Owner fails to remedy such non-compliance or to commence and continue diligently toward achieving compliance, the Declarant or the Association may seek injunctive relief, recovery of costs incurred, and imposition of a fines, liens, penalties and other remedies allowed by law.

Section 11. Non-Liability for Approval of Plans. ACC approval of plans shall not constitute a representation, warranty or guarantee, whether express or implied, that such plans and specifications comply with good engineering design or with zoning or building ordinances, or other governmental regulations or restrictions. By approving such plans and specifications neither the Committee, the Members thereof, the Association, any Member thereof, the Board nor Declarant assumes or shall be deemed to have any liability or responsibility therefor, or for any defect in any improvements constructed from such plans or specifications. Neither the Committee, any Member thereof, the Association, the Board nor the Declarant shall be liable to any Member, Owner, occupant, or other person or entity for any damage, loss or prejudice suffered or claimed on account of (a) the approval or disapproval of any plans, drawings and specifications, whether or not defective, or (b) the construction or performance of any work, whether or not pursuant to the approved plans, drawings and specifications.

Section 12. Compliance with laws. Review and approval of plans and specifications by the ACC shall not imply or infer compliance with any law, ordinance or regulation, or structural integrity or safety of any improvements described in any approved plans and specifications. Review and approval as provided in this Article is for aesthetic purposes only. It is each Owner's sole responsibility to plan and construct any and all improvements in a manner which complies with all applicable codes, statutes, laws, ordinance and regulations in compliance with any approval granted hereunder.

Section 13. Approved Builder Exemption for Pre-Approved Plans. The ACC shall have no authority, power or jurisdiction over improvements or structures built pursuant to plans which have been previously approved in writing by Declarant as provided in Section 1 hereof.

Section 14. Duty to Complete Improvements. An Owner shall complete all approved improvements, subject to unforeseen circumstances and causes beyond the reasonable control of such Owner, as reasonably determined by the ACC within twelve (12) months following commencement of construction of such approved improvements. All improvements included and approved with any submittal shall be completed as one continuous project. Sequencing, phasing or deletion of approved improvements must be approved by the ACC.

ARTICLE XI COMMON AREA AND LOT MAINTENANCE

Section 1. Common Area Easements. It is the intent of the Declarant that the Common Area (whether owned by the Association in fee or by easement) be preserved to the perpetual benefit of the Owners. To that end, Declarant will, prior to the conveyance of the first Lot in any Phase to an Owner, reserve on a recorded plat or grant to the Association an easement over and across that portion of any Lot on which a Common Area easement lies.

Section 2. Maintenance by the Association. The Association shall have the right and obligation to ensure that the Common Area is preserved to the perpetual benefit of the Owners and, to that end, shall: (i) maintain the Common Area in its natural or improved state, as appropriate, and keep it free of impediments to its free use by the Owners; (ii) procure and maintain adequate liability

insurance covering the Association and its Members against any loss or damage suffered by any person, including the Owner of the Lot upon which Common Area lies, resulting from use of the Common Area; and (iii) pay all property taxes and other assessments levied against all Common Area owned in fee by the Association.

Section 3. Maintenance by Owners. Each Owner shall, at all times, maintain, repair and otherwise be responsible for his Lot and all structures, parking areas and other improvements thereon. Owners of Lots fronting on public streets within the Property shall maintain driveways serving their respective Lots and shall maintain landscaping (including required street trees), sidewalks and private mail boxes located within the public street right-of-way between the Lot boundary line and the nearest curb or pavement edge. An Owner shall be responsible for replacement and reconstruction of improvements on his Lot required because of damage or destruction by fire or other casualty or loss.

Each Owner of a Lot upon which a Common Area easement lies shall pay all property taxes and other assessments levied against his Lot, including that portion of such tax or assessment as is attributable to such Common Area easement. Notwithstanding any other provision of this Declaration, no Owner or other person shall, without the prior written consent of the Association: (1) remove any trees or vegetation within any Common Area easement; (2) erect gates, fences, buildings or other structures on any Common Area easement; (3) place any garbage receptacles on or in any Common Area easement; (4) fill or excavate any Common Area easement or any part thereof; or (5) plant vegetation or otherwise restrict or interfere with the use, maintenance, and preservation of any Common Area easement.

It is the intent of the Declarant that a Common Area easement shall be maintained in the same state as when the Lot upon which such easement lies was conveyed to the Owner or, in the case of subsequent improvements, in the same state as when improvements within the Common Area easement are completed. If an Owner of a Lot on which a Common Area easement lies fails to maintain the easement area as provided herein, whether by act or omission, the Association shall have the right to enter upon such Owner's Lot for the purpose of maintaining same and shall have the right to charge such Owner with the costs of such maintenance, which costs shall be a Special Individual Assessment against the Lot. The Association may elect to maintain improvements within Common Area easements as part of the Common Area maintenance obligations of the Association.

Each Owner shall maintain, repair and replace the surface and subsurface drainage facilities, swales and appurtenances located on his Lot as may be necessary to maintain good and proper drainage of the property and other real property in the vicinity, except for such facilities the maintenance of which has been assumed by the City or other governmental entity. Such work shall conform to all applicable governmental construction standards and requirements. If an Owner, after notice and an opportunity for a hearing, fails to maintain, repair and replace such drainage facilities, swales and appurtenances as required herein, the Association shall maintain, repair and replace such drainage facilities, swales and appurtenances at the sole cost and expense of such Owner, and the Board, without the vote or written consent of Members, may levy a Special Individual Assessment against such Owner to obtain reimbursement therefor as provided in Section 6 of Article V hereof.