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EXCISE TAX (None)

Prepared by: Mallory M. Oates
Return to: Bell, Davis & Pitt, P.A.
100 N. Cherry Street, Suite 600
Winston-Salem, NC 27101

SUPPLEMENTAL DECLARATION SUBJECTING ADDITIONAL LAND TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF
SUNSET GROVE

THIS SUPPLEMENTAL DECLARATION SUBJECTING ADDITIONAL LAND TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SUNSET GROVE
is made on the date hereinafter set forth by Chatham Capital, LLC, a North Carolina limited liability
company (hereinafter referred to as "Declarant") and Clarity Design Build Inc, a North Carolina
corporation ("Clarity"); Halcyon Homes, LLC, a North Carolina limited liability company
("Halcyon"); Poythress Construction Company, Inc., a North Carolina corporation ("Poythress");
WMLR, Inc., a North Carolina corporation ("WMLR"); ~~Jared Allen and Kathleen Wang, husband and
wife ("Allen Wang")~~; Gerald John DeMorat and Christine Maria DeMorat, husband and wife
("DeMorat") and Daniel N. Howard and Kathryn D. Howard, husband and wife ("Howard").
Declarant, Clarity, Halcyon, Poythress, WMLR, ~~Allen Wang~~, DeMorat and Howard are hereinafter
collectively referred to as the "Owners".

WITNESSETH:

WHEREAS, the Owners are the owners of certain property in Chatham County, North
Carolina, which is more particularly described as:

"All of those certain parcels of land shown on the plat entitled "SUNSET GROVE PHASE 2"
which appears of record in the Office of the Register of Deeds of Chatham County, North
Carolina in Plat Slides 2020, at Page 99-101, reference to which is hereby made for a more
particular description."

and,

WHEREAS, the Owners will convey the said property subject to certain protective covenants,
conditions, restrictions, reservations, liens and charges as set forth in that certain document entitled

"Declaration of Covenants, Conditions and Restrictions of Sunset Grove" recorded in Book 1934, at Page 235, et. seq., in the Office of the Register of Deeds of Chatham, North Carolina, which said document and the contents thereof are hereby incorporated by reference and made a part hereof as though the same were set out in their entirety.

NOW, THEREFORE, the Owners, including Declarant, hereby declare that all of the property described above shall be held, sold and conveyed subject to the said easements, covenants, conditions, and restrictions set out in the said "Declaration of Covenants, Conditions and Restrictions of Sunset Grove" recorded in Book 1934, at Page 2235, et. seq., in the Office of the Register of Deeds of Chatham County, North Carolina, as the same may be amended from time to time.

IN WITNESS WHEREOF, the Owners have caused this instrument to be executed this the 16 day of April, 2021.

OWNERS:

Chatham Capital, LLC,
a North Carolina limited liability company

By: [Signature]

Title: member-manager

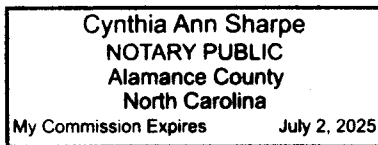
STATE OF NORTH CAROLINA - COUNTY OF Orange

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: DR Bryan J., [Name] member-manager, [Title] of Chatham Capital, LLC, a North Carolina limited liability company

Date: 04/16/2021

[Signature]
Official Signature of Notary

(Official Seal)



Cynthia Ann Sharpe
Notary's printed or typed name

My commission expires: 07/02/2025

Clarity Design Build Inc,
a North Carolina corporation

By: _____

Title: _____

STATE OF NORTH CAROLINA - COUNTY OF Chatham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: William C. King Jr, [Name] Vice president, [Title] of Clarity Design Build Inc, a North Carolina corporation

Date: 2/4/2021

Malika Harris
Official Signature of Notary

(Official Seal)

Malika Harris
Notary's printed or typed name

My commission expires: Feb. 3, 2026

MALIKA HARRIS
Notary Public
Lee Co., North Carolina
My Commission Expires Feb. 3, 2025

Halcyon Homes, LLC,
a North Carolina limited liability company

By: James W. Poles

Title: MEMBER/MANAGER

STATE OF NORTH CAROLINA - COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: James W. Robertson Jr [Name] Member [Title] Manager
of Halcyon Homes, LLC, a North Carolina limited liability company


Date: 2.24.21

Angeline G. Gravely
Official Signature of Notary

(Official Seal)

Angeline G. Gravely
Notary's printed or typed name

My commission expires: 10.28.23

 Angeline G Gravely
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires 10.28.23

Poythress Construction Company, Inc.,
a North Carolina corporation

By: [Signature]

Title: PRESIDENT

STATE OF NORTH CAROLINA - COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: owner, [Name] Kevin Poythress [Title] of Poythress Construction Company, Inc., a North Carolina corporation

Date: 2-16-2021

[Signature]
Official Signature of Notary

(Official Seal)

Eduardo Rodriguez
NOTARY PUBLIC
Wake County, NC
My Commission Expires February 21, 2021

Eduardo Rodriguez
Notary's printed or typed name

My commission expires: 2-21-2021

WMLR, Inc.,
a North Carolina corporation

By: *[Signature]*

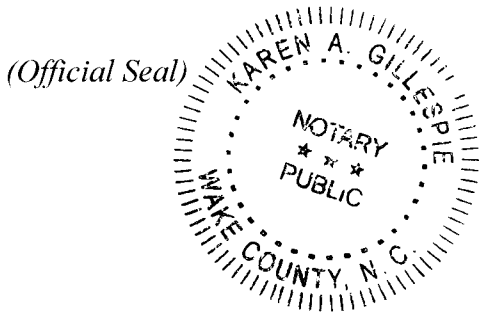
Title: *PRESIDENT*

STATE OF NORTH CAROLINA - COUNTY OF *WAKE*

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: *RANDOLPH L. WALKER*, [Name] *PRESIDENT*, [Title] of *WMLR, Inc., a North Carolina corporation*

Date: *2-5-2021*

Karen A. Gillespie
Official Signature of Notary



KAREN A. GILLESPIE
Notary's printed or typed name

My commission expires: *4-8-2024*

Jared Allen

Kathleen Wang

STATE OF _____ - COUNTY OF _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: *Jared Allen and Kathleen Wang, husband and wife*

Date: _____

Official Signature of Notary

(Official Seal)

Notary's printed or typed name

My commission expires: _____

Gerald John DeMorat
Gerald John DeMorat
Christine Maria DeMorat
Christine Maria DeMorat

STATE OF NC - COUNTY OF Wake

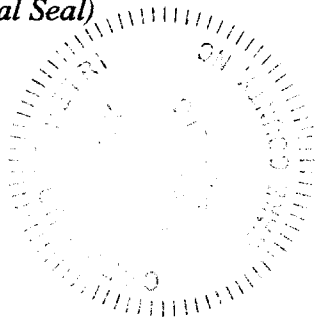
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: *Gerald John DeMorat and Christine Maria DeMorat, husband and wife*

Date: 2/26/21

[Signature]
Official Signature of Notary

Cara Dadek Petri
Notary's printed or typed name

(Official Seal)



My commission expires: 10/24/21

Daniel N. Howard
Daniel N. Howard

Kathryn D. Howard
Kathryn D. Howard

STATE OF NC - COUNTY OF Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: *Daniel N. Howard and Kathryn D. Howard, husband and wife*

Date: 11 March 2021

Jonathan Richardson
Official Signature of Notary

JONATHAN RICHARDSON
Notary's printed or typed name

My commission expires: 9 May 2024

(Official Seal)

