

Prepared by and return to: Lori P. Jones, Jordan Price, P.O. Box 10669, Raleigh, NC 27605

NORTH CAROLINA

SUPPLEMENTARY DECLARATION OF
ANNEXATION

WAKE COUNTY

THIS SUPPLEMENTARY DECLARATION OF ANNEXATION is made this 20th day of January, 2021, by Highland Subdivision, Inc. and by not less than two-thirds (2/3) of the Members of the Dayton Woods Phases Two and Three Homeowners Association, Inc. ("Association").

WITNESSETH:

WHEREAS, Highland Subdivision, Inc., a North Carolina corporation, caused to be recorded a document entitled "Protective Covenants of Dayton Woods Subdivision Phases Two and Three" in Book 12255, Page 187 of the Wake County Registry, which was thereafter amended in Book 12630, Page 1902 of the Wake County Registry (collectively, the "Declaration"); and

WHEREAS, Highland Subdivision, Inc. is the owner of that real property referred to as the "Property" herein, and which is more fully described on Exhibit A attached hereto and incorporated by reference; and

WHEREAS, Highland Subdivision, Inc. desires that the Property be annexed and made subject to the Declaration, which shall be for the benefit of the Property and for each and every owner thereof, and shall inure to the benefit of and pass and run with the Property, and each and every lot or parcel or further subdivision thereof, and shall apply to and bind the successors in title, successors in interest and any owner thereof; and

Submitted electronically by "Jordan Price Wall Gray Jones & Carlton"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

WHEREAS, Article VII, Section 5 of the Declaration provides that additional residential property and open space may be annexed with the consent of two-thirds (2/3) of each class of members, and there is currently only one class of membership in the Association; and

WHEREAS, at least two-thirds (2/3) of the members of the Association have approved annexation of the Property as evidenced by the certification attached hereto;

NOW, THEREFORE, the undersigned hereby declare that the Property is and shall be held, sold, transferred, conveyed, used, occupied, and mortgaged or otherwise encumbered subject to the Declaration, as it may be amended and supplemented, and Highland Subdivision, Inc. and each and every successor in interest, successor in title, or owner of any lot or parcel or other subdivision of the Property shall be a member of the Association, and shall be entitled to all of the rights, privileges, obligations, duties, and benefits conferred upon a member of the Association as set forth in the Declaration. The Declaration and the easements, covenants, restrictions, assessments, and conditions described therein shall run with the land and shall be binding on all parties having or acquiring any right, title or interest in the Property or any part thereof and shall inure to the benefit of each owner thereof.

[Signature Pages Follow]

CERTIFICATION OF VALIDITY OF SUPPLEMENTARY
DECLARATION OF ANNEXATION

By authority of its Board of Directors, Dayton Woods Phases Two and Three Homeowners Association, Inc. hereby certifies that the foregoing instrument has been duly approved by two-thirds (2/3) of the Members, and is, therefore, a valid supplementary declaration of annexation.

DAYTON WOODS PHASES TWO AND THREE
HOMEOWNERS ASSOCIATION, INC.

BY: Eric Phillips
TITLE: President

STATE OF NORTH CAROLINA

ACKNOWLEDGEMENT

COUNTY OF WAKE

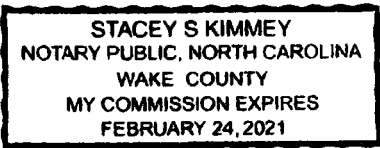
I, Stacey S. Kimmey, a Notary Public of the County and State aforesaid, certify that Eric Phillips of whose identity I have personal knowledge, personally appeared before me and acknowledged that the signature on the record presented is his/her signature and that he/she voluntarily executed the foregoing instrument for the purpose stated therein and in the capacity indicated and with full authority to do so.

Witness my hand and official stamp or seal, this 20 day of JANUARY, 2020.

Stacey S Kimmey
Notary Public

Stacey S. Kimmey
Printed Name

My Commission Expires: 2-24-21



HIGHLAND SUBDIVISION, INC.

BY: *[Signature]*

TITLE: President

STATE OF North Carolina

COUNTY OF Wake

ACKNOWLEDGEMENT

I, Stacey S. Kimmey, a Notary Public of the County and State aforesaid, certify that Douglas Ball of whose identity I have personal knowledge, personally appeared before me and acknowledged that the signature on the record presented is his/her signature and that he/she voluntarily executed the foregoing instrument for the purpose stated therein and in the capacity indicated and with full authority to do so.

Witness my hand and official stamp or seal, this 19 day of JANUARY, 2021

[Signature]
Notary Public

Stacey S. Kimmey
Printed Name

My Commission Expires: 2-24-21

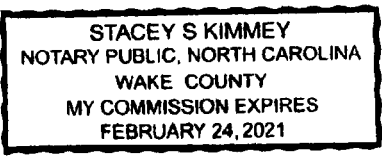


EXHIBIT A
Property to be Annexed

TRACT 1 – Phase Four:

BEING all of that real property described on the plats recorded in Book of Maps 2020, Pages 195 through 197, inclusive in the Wake County Register of Deeds, to which plat reference is hereby made for a more particular description.

TRACT 2 – Phase Five:

BEING all of that real property described on the plats recorded in Book of Maps 2020, Pages 198 through 199, inclusive, in the Wake County Register of Deeds, to which plat reference is hereby made for a more particular description.