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DECLARATION OF  
CONVENANTS, CONDITIONS AND REGULATIONS  
OF  
WOODLANDS SUBDIVISION

Filed for record  
Date 1-8-94  
Time 12:15 at 1 M.  
JOY A. PRICE, Register of Deeds  
Union County, North Carolina  
By: John Lashbough  
1554. B

This document supercedes and revokes all previous documents related to the Woodland Subdivision.

WHEREAS lot owners have agreed to maintain the Woodlands Subdivision in Union County, North Carolina, as a community of adults having some relationship with JANS/Wyolite people, and without resident children,

NOW, THEREFORE, lot owners hereby declare that all of the Subdivision property shall be held, sold and conveyed subject to the following easements, restrictions, regulations and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with said real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs and assigns, and shall inure to the benefit of each owner thereof.

026879 ARTICLE I  
DEFINITIONS

Section 1: "Association" shall mean and refer to the Woodlands Homeowners Association, Inc., its successors and assigns.

Section 2: "Owner" shall mean and refer to contract buyers and/or the record owner, their heirs and assigns, whether one or more persons or entities, of a fee simple title to any lot which is a part of the property, but excluding those having such interest merely as security for the performance of an obligation.

Section 3: "Lot" shall mean and refer to lots 1 through 18 of Woodlands Subdivision in Union County, North Carolina, as shown on plat recorded in Plat Cabinet B, file No. 267A, in the Office of the Union County Register of Deeds.

Section 4: "Common Property" shall mean the existing road known as Karibuni Drive and its right of way as shared by the owners, and all signs and other property as may be purchased or provided for the common use and benefit of the owners.

Section 5: "Board of Directors" shall mean the elected executive officers and two members-at-large of the Association.

ARTICLE II  
PROPERTY RIGHTS AND ASSOCIATION'S DUTIES

Section 1: Owner's Easements of Enjoyment: Every lot owner shall have a right and easement of ingress, egress and regress over the road within the property, to be used in common with others, for the purpose of providing access to lots owned by the owner for himself, his family, lessees and invitees.

White:  
John Lashbough  
8623 Karibuni Drive  
Union County, NC 28173

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(a) The Association shall have the right to establish an assessment to be paid by each lot owner, excluding record owners of unimproved lots, in order to operate the Association, which annual assessment shall be due and payable on January 1 of each year. In addition to the annual assessment referred to above, a one-time special assessment of \$100.00 shall be payable by each new lot owner to the Association.

The annual assessment may be increased by the Board of Directors of the Association without a vote of the membership, to an amount not more than ten percent (10%) in excess of the assessment for the previous year. A majority of the members of the Association must approve an increase in the yearly assessment if the increase exceeds the assessment for the previous year by more than ten percent (10%).

In addition to the annual assessments, the Association may levy in any calendar year special assessments for the operation of the Association; provided, however, that any such special assessments shall have the assent of a majority of the members of the Association at a duly called meeting.

(b) The Association shall have the right to suspend the voting rights of an owner for any period during which any assessment against the owner's lot remains unpaid, and to enforce collection of the same.

Section 2: The Association shall, in addition to having responsibility for the maintenance of the road and the road right of way, ensure that the Woodlands Subdivision Protective Regulations and standards are enforced and maintained.

The Association shall also be responsible to approve all sales and rentals of any lot (improved or unimproved) within the Subdivision, and the Association shall maintain/operate a rental and sale referral program for the benefit of the Association members. In addition to the responsibilities set forth herein, the Association shall provide such other programs and benefits for the owners as the members by a seventy-five percent (75%) vote deem appropriate.

Section 3: The Association shall have the right of first refusal to purchase or rent any lot or house when an owner desires to sell or rent his/her property. Each member who intends to sell or rent his/her property must give the Board of Directors a written notice of his/her intent not less than thirty (30) days prior to the sale or rental of the property, and furnish the Association a copy of each bona fide offer to purchase or Rental Agreement. The Association shall have ten (10) days after receiving such notice to advise the member of its intention to exercise its right of first refusal. If the Association decides to exercise its right of first refusal, the Association must then perform in accordance with the terms of the Offer to Purchase or Rental Agreement received by the

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member.

MEMBERSHIP, VOTING RIGHTS, OFFICERS AND MEETINGS

Section 1: Every owner of a lot in Woodlands Subdivision shall be a member of the Association. Membership is apportioned to and may not be separated from ownership of any lot which is subject to assessment.

Section 2: Members shall be entitled to one vote for each lot owned even when more than one person owns an interest in a lot.

Section 3: Biannually the Association shall elect officers and two members at large; these shall comprise the Board of Directors. The Board of Directors shall have annual meetings and such other meetings as shall be called at the request of one of the members of the Board. No husband and wife may serve together on the Board of Directors.

ARTICLE IV  
PROTECTIVE REGULATIONS

Lot owners do hereby covenant and agree with all persons, firms or corporations hereafter acquiring title to any portion of the property, that the property is hereby subject to Protective Regulations as to the use thereof.

The regulations are to run with the land and shall be binding on all parties claiming under them for a period of thirty (30) years from the date this document is signed, after which time said regulations shall extend for successive periods of ten (10) years each unless an instrument signed by two-thirds of the then owners of the lots has been prepared, agreeing to change said regulations to whole or in part.

IN WITNESS WHEREOF, lot owners have caused this instrument to be executed on this 3rd day of May, 1994. The undersigned, being the owners of lots 1 through 16 of Woodlands Subdivision, hereby join in the execution of the above Declaration of Covenants, Conditions and Regulations of Woodlands Subdivision, for the purpose of imposing protective regulations set forth herein upon the said lots. These regulations are to run with the land and shall be binding on our heirs and assigns for the period of time stated above.

Lot #18 - Ida Wells

Lot #19 - Andrew Grochmann

Lot #20 - Richard Roe  
(Attest)

Lot #1 - Allen Nelson  
(Attest)

Lot #2 - David E. Robbins

Lot #3 - Robert Hyland

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Lot #2A - Dean Pittman

Lot #3 - Herbert Doetsch

Lot #4 - Olga Pengin

Lot #14 - John Akers

Lot #15 - William Morris

Lot #17A - Harry Eschbach

Lot #5 - Joyce Guilman and Eleanor Scheffler

Lot #16B - George Fowler

Lot #6 - Gordon Worden

Lot #18 - Gerald L. Crossman

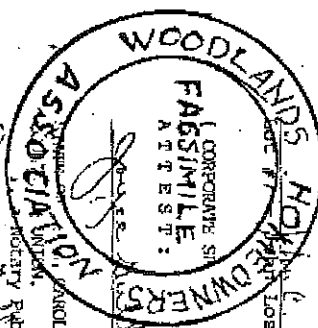
Lot #7 - John C. Frankhough

WOODLANDS HOMEOWNERS ASSOCIATION, INC.

By: John C. Frankhough

PRESIDENT

Title



Secretary

Notary Public of the County and State aforesaid, certify that that he/she is personally came before me this day and acknowledged that he/she is the Secretary of Woodlands Homeowners Association, Inc., a North Carolina corporation, and that by authority duly given and as the President of the corporation, the foregoing instrument was signed in its name by itself as its Secretary, sealed with its corporate seal and attested by myself as its Secretary.

Witness my hand and official seal, this 24th day of May, 1994.

My Commission Expires December 3, 1997

Notary Public

John C. Frankhough

Notary Seal

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PROTECTIVE REGULATIONS

Lot owners do hereby covenant and agree with all persons, firms or corporations hereafter acquiring title to any portion of the property, that the property is hereby subject to Protective Regulations as to the use thereof.

These regulations are to run with the land and shall be binding on all parties claiming under them for a period of thirty (30) years from the date this document is signed, after which time said regulations shall extend for successive periods of ten (10) years each, unless an instrument signed by two-thirds of the then owners of the lots has been prepared, agreeing to change said regulations in whole or in part.

IN WITNESS WHEREOF, lot owners have caused this instrument to be executed on this        day of       , 1994. The undersigned, being the owners of Lots 1 through 18 of Woodlands Subdivision, hereby join in the execution of the above Declaration of Covenants, Conditions and Regulations of Woodlands Subdivision, for the purpose of imposing protective regulations set forth herein upon the said lots. These regulations are to run with the land and shall be binding on our heirs and assigns for the period of time stated above.

Lot #1B - Ida Wells

Lot #9 - Allen Nelson

Lot #1A - Andrew Grothman

Lot #10 - David E. Robbins

Lot #2B - Richard Roe

Lot #11 - Robert Hyland

Lot #2A - Dean Pittman

Lot #3 - Herbert Doetsch

Lot #14 - John Akers

Lot #4 - Olga Penzin

Lot #15 - William Morris

Lot #5 - Joyce Gulman and Eleanor Scheffler

Lot #17A - Harry Esbach

Lot #6 - Gordon Worden

Lot #16B - George Fowler

Lot #7 - John Loshough

Lot #18 - Gerald L. Crossman

## PROTECTIVE REGULATION

These regulations are to run with the land and shall be binding on all parties claiming under them for a period of thirty (30) years from the date this document is signed, after which time said regulations shall extend for successive periods of ten (10) years each, unless an instrument signed by two-thirds of the then owners of the lots has been prepared, agreeing to change said regulations in whole or in part.

change said regulations in whole or in part caused this instrument, being the  
IN WITNESS WHEREOF, lot owners have caused this instrument, being the  
executed on this 18 day of August, 1994. The undersigned, being the  
owners of lots 1 through 10 of Woodlands Subdivision, hereby join in the  
execution of the above Declaration of Covenants, Conditions and Regulations  
of Woodlands Subdivision, for the purpose of imposing protective  
regulations set forth herein upon the said lots. These regulations are to  
run with the land and shall be binding on our heirs and assigns for the  
period of time stated above.

Lot #9 - Allen Nelson

Lot #10 - David E. Robbins

Lot #11 - Robert Hyland

Lot #12 - Jackie Fitzhugh

Lot #14 - John Akers

Lot #15 - William Morris

Lot #15B - George Fowler

Lot #18 - Gerald W. Crossman

Lot #7 - John Leathough

Filed for record  
Date 24.12.2009  
Time 3:45 PM  
JURY G. 24th of December of Deeds  
Union County, North Carolina

**DECLARATION OF  
COVENANTS, CONDITIONS AND REGULATIONS  
OF  
WOODLANDS SUBDIVISION**

05888

This document supercedes and revokes all previous documents related to the Woodlands Subdivision.  
WHEREAS lot owners have agreed to maintain the Woodlands Subdivision as an association of homeowners in Union County, North Carolina.

NOW, THEREFORE, lot owners hereby declare that all of the Subdivision property shall be held, sold and conveyed subject to the following easements, restrictions, regulations and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with said real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs and assigns, and shall inure to the benefit of each owner thereof.

### ARTICLE I DEFINITIONS

Section 1: "Association" shall mean and refer to the Woodlands Homeowners Association, Inc., its successors and assigns.

Section 2: "Owner" shall mean and refer to the record owner, their heirs and assigns, whether one or more persons or entities, of a fee simple title to any lot which is a part of the property, but excluding those having such interest merely as security for the performance of an obligation.

Section 3: "Lot" shall mean and refer to Lots 1 through 18 of Woodlands Subdivision in Union County, North Carolina, as shown on the plat recorded in Plat Cabinet B, File No. 267A, in the Office of the Union County Register of Deeds.

Section 4: "Common Property" shall mean the existing road known as Karibuni Drive and its right of way as shared by the owners, the street lighting, and signs and other property as may be purchased or provided for the common use and benefit of the owners.

Section 5: "Board of Directors" shall mean the elected executive officers and two members-at-large of the Association.

Section 6: "The Declaration" shall mean the Declaration of Covenants, Conditions and Regulations of Woodlands Subdivision.

Section 7: "Protective Regulations" shall mean the "Protective Regulations of Woodlands Subdivision."

### ARTICLE II PROPERTY RIGHTS AND ASSOCIATION'S DUTIES

Section 1: Owner's Easements of Enjoyment: Every owner shall have a right and easement of ingress, egress and regress over the road within the subdivision, to be used in common with others, for the purpose of providing access to lots owned by the owner for himself, his family, lessees and invitees.

The Association shall have the right to establish an assessment to be paid by each owner, excluding record owners of unimproved property, in order to operate the Association, which annual assessment shall be due and payable on January 1st of each year. In addition to the annual assessment referred to above, a one-time special assessment of \$100.00 shall be payable by each new owner to the Association.

The annual assessment may be increased by the Board of Directors of the Association without a vote of the membership, to an amount not more than ten percent (10%) in excess of the assessment for the previous year. A majority of the members of the Association must approve an increase in the yearly assessment if the increase exceeds the assessment for the previous year by more than ten percent (10%).

(a) In addition to the annual assessment, the Association may levy in any calendar year special assessments for the operation of the Association, provided, however, that any such special assessments shall have the assent of seventy-five percent (75%) of the owners.

(b) The Association shall have the right to suspend the voting rights of an owner for any period during which an assessment against the owner's lot remains unpaid.

Section 2. The Association shall, in addition to having responsibility for the maintenance of the road and the road right of way, ensure that the Woodlands Subdivision Protective Regulations and standards are enforced and maintained.

The Association shall also be responsible to approve all sales and rentals of any lot (improved or unimproved) within the Subdivision. The owner must provide the Board of Directors with a signed statement indicating that the purchaser/renter has read and agreed to abide by The Declaration and the Protective Regulations of Woodlands Subdivision. The signed copy is to be presented to the Board of Directors before the purchaser/renter is approved. Refusal to sign these documents shall be sufficient reason to deny approval of the sale/rental of the property.

In addition to the responsibilities set forth herein the Association shall provide such other programs and benefits for the owners as the members by a seventy-five percent (75%) vote deem appropriate.

### ARTICLE III MEMBERSHIP, VOTING RIGHTS, OFFICERS AND MEETINGS

Section 1. Every owner of a lot in Woodlands Subdivision shall be a member of the Association. Membership is appurtenant to and may not be separated from ownership of any lot that is subject to assessment.

Section 2. Members shall be entitled to one vote for each lot owned even when more than one person owns an interest in a lot.

Section 3. Biannually the Association shall elect officers and two members at large; these shall comprise the Board of Directors. The Board of Directors shall have annual meetings and such other meetings as shall be called at the request of one of the members of the Board. No husband and wife, or two members of a household, may serve together on the Board of Directors.

Section 4. Meetings of the Association called for the purpose of transacting business of the Association must have a quorum of two-thirds of the members of the association.



# ARTICLE IV PROTECTIVE REGULATIONS

Lot owners do hereby covenant and agree with all persons, firms or corporations hereafter acquiring title to any portion of the property, that the property is hereby subject to Protective Regulations as to the use thereof. The regulations are to run with the land and shall be binding on all parties claiming under them for a period of thirty (30) years from the date this document is signed, after which time said regulations shall extend for successive periods of ten (10) years each unless an instrument signed by two-thirds of the then owners of the lots has been prepared, agreeing to change said regulations in whole or in part.

IN WITNESS WHEREOF, lot owners have caused this instrument to be executed on this 9th day of March, 2001. The undersigned, being the owners of Lots 1 through 18 of Woodlands Subdivision, hereby join in the execution of the above Declaration of Covenants, Conditions and Regulations of Woodlands Subdivision, for the purpose of imposing protective regulations set forth herein upon the said lots. These regulations are to run with the land and shall be binding on our heirs and assigns for the period of time stated above.

Lot #1b, 8719B Karibuni Drive ✓ <u>David B. Bennett</u> ✓ Jen. Barrows <u>Jeffrey L. Barrows</u> Jacquie Beck	Lot #10, 8607 Karibuni Drive <u>Vivian B. Robb</u> attached Vivian Robbins
Lot #1a, 8719A Karibuni Drive ✓ <u>David A. Stuckman</u> Lois Grothmann <u>Andrew Grothmann</u>	Lot #11, 8601 Karibuni Drive <u>Gene Hyland</u> <u>Bob Hyland</u> Bob Hyland
Lot #2B, 8713b Karibuni Drive On file attached Margaret Stork On file Kurt Stork	Lot #12, 8606 Karibuni Drive ✓ <u>Pearl Kiehlbauch</u> Pearl Kiehlbauch <u>Richard Kiehlbauch</u> Richard Kiehlbauch
Lot #2a, 8713A Karibuni Drive ✓ <u>Lois Bryson</u> Lois Bryson <u>Roger Bryson</u>	Lot #13, 8612 Karibuni Drive Attached Larry Mc Irvin Alma Mc Irvin
Lot #3, 8705 Karibuni Drive view owner <u>Doris Doesch</u> Nash <u>Herbert Doesch</u> attached	Lot #14, 8618 Karibuni Drive Attached John Akers
Lot #4, 8701 Karibuni Drive <u>Marian Molohan</u> attached Marian Molohan	Lot #15, 8626 Karibuni Drive <u>Betty Maffis</u> Betty Maffis

Lot #5, 8629 Karibuni Drive <u>James Mullman</u> Joyce Guilford <u>Ernest Schaffer</u> Eleanor Scheffler	✓	Lot 16a, 8702 Karibuni Drive <u>Ernest Schaffer</u> attached Eniko S. Pribham <u>Clayton E. Pribham</u> Clyden Pribham
Lot #6, 8627 Karibuni Drive <u>Robert Wahlen</u>	✓	Lot #16b, 8704 Karibuni Drive <u>Gail Morse</u> new owner Gail Morse <u>Don Morse</u> Don - attached Leo Morse
Lot #7 & 8, 8623 Karibuni Drive <u>Flora Loshbough</u> Flora Loshbough <u>John L. Loshbough</u> John Loshbough	✓	Lot 17a, 8710 Karibuni Drive <u>Ann Peck</u> Ann Peck <u>Darryl A. Peck - Bud - AKR</u> Bud Peck
Lot #9, 8613 Karibuni Drive <u>Barbara Nelson</u> <u>Allen Nelson</u> Allen Nelson	✓	Lot 17b, 8714 Karibuni Drive <u>Kelli Bevelhymmer</u> Kelli Bevelhymmer <u>Steve Bevelhymmer</u> Steve Bevelhymmer
<u>Eileen F. Mullman</u> President	✓	Lot # 18, 8718 Karibuni Drive <u>Marianne Crossman</u> Marianne Crossman <u>Gerald L. Crossman</u> Gerald L. Crossman

Secretary - Ernest Schaffer  
STATE OF NORTH CAROLINA,  
COUNTY OF UNION.

I, a Notary Public of the County and State aforesaid, certify that Ernest Schaffer personally came before me this day and acknowledged that he/she is Ed Secretary of Woodlands Homeowners Association, Inc., a North Carolina corporation, and that by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by its Ed President, sealed with its corporate seal and attested by himself/herself as its Ed Secretary.

Witness my hand and official seal, this 19 day of July 2001.

Patricia J. Donald (SRAL) 1557  
Notary Public

My Commission expires: April 26, 2004

STATE OF NORTH CAROLINA,  
COUNTY OF UNION.

I, Charles B. Hayward, a Notary Public, do hereby certify that Jan Thompson and Jaquie Beck personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 1st day of October, 2001.

STATE OF NORTH CAROLINA,  
COUNTY OF UNION.

Charles B. Hayward (SEAL)  
Notary Public  
my commission expires  
12.8.2006

I, Charles B. Hayward, a Notary Public, do hereby certify that Andrew Grothmann and wife, Lois Grothmann personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 1st day of October, 2001.

STATE OF NORTH CAROLINA,  
COUNTY OF UNION.

Charles B. Hayward (SEAL)  
Notary Public  
my commission expires  
12.8.2006

I, Charles B. Hayward, a Notary Public, do hereby certify that Lois Bryson and wife, Lois Bryson, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 1st day of October, 2001.

STATE OF NORTH CAROLINA,  
COUNTY OF UNION.

Charles B. Hayward (SEAL)  
Notary Public  
my commission expires  
12.8.2006

I, Charles B. Hayward, a Notary Public, do hereby certify that Paul Nash and wife, Laura Nash personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 1st day of October, 2001.

Charles B. Hayward (SEAL)  
Notary Public  
my commission expires  
12.8.2006

STATE OF NORTH CAROLINA,  
COUNTY OF UNION.

I, Charles B. Hayward, a Notary Public, do hereby certify that Marian  
Molohan personally appeared before me 1st day and acknowledged the due execution of the foregoing  
instrument.

Witness my hand and notarial seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public (SEAL)

STATE OF NORTH CAROLINA,  
COUNTY OF UNION.

I, Charles B. Hayward, a Notary Public, do hereby certify that Joyce Gullman  
and Eleanor Scheffler personally appeared before me this day and acknowledged the due execution of the  
foregoing instrument.

Witness my hand and notarial seal, this 1st day of October, 2001.

Charles B. Hayward (SEAL)  
Notary Public  
my commission expires 12-8-2006

STATE OF NORTH CAROLINA,  
COUNTY OF UNION.

I, Charles B. Hayward, a Notary Public, do hereby certify that Robert Walker  
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 1st day of October, 2001.

Charles B. Hayward (SEAL)  
Notary Public  
my commission expires  
12-8-2006

STATE OF NORTH CAROLINA,  
COUNTY OF UNION.

I, Charles B. Hayward, a Notary Public, do hereby certify that John Lashbough  
and wife, Flora Lashbough personally appeared before me this day and acknowledged the due execution of the  
foregoing instrument.

Witness my hand and notarial seal, this 1st day of October, 2001.

Charles B. Hayward (SEAL)  
Notary Public  
my commission expires  
12-8-2006

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STATE OF NORTH CAROLINA,  
COUNTY OF UNION.

I, Charles B. Hayward, a Notary Public, do hereby certify that Allen Nelson  
and wife Barbara Nelson, personally appeared before me this day and acknowledged the due execution of the  
foregoing instrument.

Witness my hand and notarial seal, this 1st day of October, 2001.

Charles B. Hayward (SEAL)  
Notary Public  
my commission expires  
12.8.2006

STATE OF NORTH CAROLINA,  
COUNTY OF UNION.

I, Charles B. Hayward, a Notary Public, do hereby certify that Vivian Robbins  
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this \_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public (SEAL)

STATE OF NORTH CAROLINA,  
COUNTY OF UNION.

I, Charles B. Hayward, a Notary Public, do hereby certify that Bob Hyland and  
wife, Gene Hyland personally appeared before me this day and acknowledged the due execution of the  
foregoing instrument.

Witness my hand and notarial seal, this \_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public (SEAL)

STATE OF NORTH CAROLINA,  
COUNTY OF UNION.

I, Charles B. Hayward, a Notary Public, do hereby certify that Richard  
Kiehlbauch and wife, Pearl Kiehlbauch, personally appeared before me this day and acknowledged the due  
execution of the foregoing instrument.

Witness my hand and notarial seal, this 1st day of October, 2001.

Charles B. Hayward (SEAL)  
Notary Public  
my commission expires  
12.8.2006

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STATE OF NORTH CAROLINA,  
COUNTY OF UNION.

I, Charles B. Hayward, a Notary Public, do hereby certify that John Akers personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this \_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public (SEAL)

STATE OF NORTH CAROLINA,  
COUNTY OF UNION.

I, Charles B. Hayward, a Notary Public, do hereby certify that Betty Morris personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this \_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public (SEAL)

STATE OF NORTH CAROLINA,  
COUNTY OF UNION.

I, Charles B. Hayward, a Notary Public, do hereby certify that Clayton Pindham and wife, Emiko S. Pindham personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this \_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public (SEAL)

STATE OF NORTH CAROLINA,  
COUNTY OF UNION.

I, Charles B. Hayward, a Notary Public, do hereby certify that Bud Peck and wife, Ann Peck personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 1st day of October, 2001.

Charles B. Hayward (SEAL)  
Notary Public  
my commission expires  
12-8-2006

STATE OF NORTH CAROLINA,  
COUNTY OF UNION.

I, Charles B. Hayward, a Notary Public, do hereby certify that Steve Bevelhymmer and wife, Kelli Bevelhymmer personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this 1st day of October, 2001.

STATE OF NORTH CAROLINA,  
COUNTY OF UNION.

I, Charles B. Hayward, a Notary Public, do hereby certify that Crossman and wife, Marianne Crossman personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this 1st day of October, 2001.

STATE OF NORTH CAROLINA,  
COUNTY OF UNION.

I, Charles B. Hayward, a Notary Public, do hereby certify that John Dunn and wife, Susan Dunn personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

Charles B. Hayward  
Notary Public  
my commission expires  
12.8.2006

To be signed by owners/renters:

**Addendum**

I signify that I have read the Declaration of Covenants and Conditions and the Protective Regulations of Woodlands Subdivision, Karibuni Drive, Waxhaw, Union County, NC, and I agree to abide by the statements therein.

1)	<u>Kurt Storck</u> KURT STORCK	Signature of Purchaser/Renter	Date
			<u>Oct. 25, 2001</u>
2)	<u>Margaret Storck</u> MARGARET STORCK	Signature of Purchaser/Renter	Date
			<u>Oct. 25, 2001</u>

1) I, Atty. Samuel Dacayo, a Notary Public of the State of North Carolina and county/province of Mecklenburg, do hereby certify that Sps. Kurt and Margaret Storck personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 25th day of October, 2001.

Samuel D. Dacayo  
ATTY. SAMUEL D. DACAYO  
Notary Public (SEAL)

My commission expires Dec. 31, 2002  
PTR NO. 5099653; 1-2-2001  
At Bayboro, North Carolina

2) I, \_\_\_\_\_, a Notary Public of the State of \_\_\_\_\_ and county/province of \_\_\_\_\_, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

My commission expires: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
Notary Public (SEAL)

Received by the Board of Directors on \_\_\_\_\_, by \_\_\_\_\_



To be signed by owners/renters:

**Addendum**

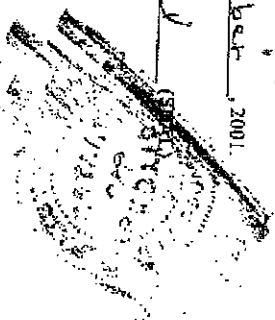
I signify that I have read the Declaration of Covenants and Conditions and the Protective Regulations of Woodlands Subdivision, Karibuni Drive, Waxhaw, Union County, NC, and I agree to abide by the statements therein.

1) Michael Mellisham  
Signature of Purchaser/Renter Date 10/23/01

2) \_\_\_\_\_  
Signature of Purchaser/Renter Date \_\_\_\_\_

1) Patricia I. Daniel, a Notary Public of the State of NC and  
county/province of Union, do hereby certify that  
Michael Mellisham personally appeared before me this day and  
acknowledged the due execution of the foregoing instrument.  
Witness my hand and notarial seal, this 23 day of October, 2001.

My commission expires: April 26, 2004  
Patricia I. Daniel  
Notary Public



2) I, \_\_\_\_\_, a Notary Public of the State of \_\_\_\_\_ and  
county/province of \_\_\_\_\_, do hereby certify that  
\_\_\_\_\_ personally appeared before me this day and  
acknowledged the due execution of the foregoing instrument.  
Witness my hand and notarial seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

My commission expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public (SEAL)

Received by the Board of Directors on \_\_\_\_\_, by \_\_\_\_\_

To be signed by owners/renters:

**Addendum**

I signify that I have read the Declaration of Covenants and Conditions and the Protective Regulations of Woodlands Subdivision, Karibuni Drive, Waxhaw, Union County, NC, and I agree to abide by the statements therein.

1) [Signature] Date 11/24/01  
Signature of Purchaser/Renter

2) \_\_\_\_\_ Date \_\_\_\_\_  
Signature of Purchaser/Renter

1) I, KANEY C. GARBER, a Notary Public of the State of NORTH CAROLINA and  
county/province of UNION, do hereby certify that  
LIVIA B. ROBERTS personally appeared before me this day and  
acknowledged the due execution of the foregoing instrument.  
Witness my hand and notarial seal, this 14<sup>th</sup> day of NOVEMBER, 2001.

[Signature: KANEY C. GARBER] (SEAL)  
Notary Public  
My commission expires: April 19, 2003

2) I, \_\_\_\_\_, a Notary Public of the State of \_\_\_\_\_, and  
county/province of \_\_\_\_\_, do hereby certify that  
\_\_\_\_\_ personally appeared before me this day and  
acknowledged the due execution of the foregoing instrument.  
Witness my hand and notarial seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

My commission expires: \_\_\_\_\_  
Notary Public (SEAL)

Received by the Board of Directors on \_\_\_\_\_ by \_\_\_\_\_

To be signed by owners/renters:

**Addendum**

I signify that I have read the Declaration of Covenants and Conditions and the Protective Regulations of Woodlands Subdivision, Karibuni Drive, Waxhaw, Union County, NC, and I agree to abide by the statements therein.

1) [Signature] Date 11/17/2001  
Signature of Purchaser/Renter

2) [Signature] Date 11/17/2001  
Signature of Purchaser/Renter

1) [Signature] a Notary Public of the State of NC, and county/province of Mecklenburg, do hereby certify that [Signature] personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 17 day of Nov, 2001.

My commission expires: 3-31-02 [Signature] (SEAL)  
Notary Public

2) 1. [Signature] a Notary Public of the State of NC, and county/province of Mecklenburg, do hereby certify that [Signature] personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 17 day of Nov, 2001.

My commission expires: 3-31-02 [Signature] (SEAL)  
Notary Public

Received by the Board of Directors on \_\_\_\_\_, by \_\_\_\_\_

To be signed by owners/renters:

**Addendum**

I signify that I have read the Declaration of Covenants and Conditions and the Protective Regulations of Woodlands Subdivision, Karibuni Drive, Waxhaw, Union County, NC, and I agree to abide by the statements therein. John Ayers

1) [Signature] Signature of Purchaser/Renter Date 10/20/01  
2) [Signature] Signature of Mortgagor/Renter Date 10/20/01  
OWNER

1) Erin S. Hester, a Notary Public of the State of NC (Seal) and county/province of Beaufort, do hereby certify that John Ayers and Alice Ayers personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 26 day of October, 2001.

My commission expires: Nov. 21, 2003.

[Signature] Notary Public (SEAL)

2) I, \_\_\_\_\_, a Notary Public of the State of \_\_\_\_\_, and county/province of \_\_\_\_\_, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

My commission expires: \_\_\_\_\_ Notary Public (SEAL)

Received by the Board of Directors on \_\_\_\_\_ by \_\_\_\_\_

**Addendum**

To be signed by owners/renters:

I signify that I have read the Declaration of Covenants and Conditions and the Protective Regulations of Woodlands Subdivision, Karibuni Drive, Waxhaw, Union County, NC, and I agree to abide by the statements therein.

1) Clayton Gulliam Signature of Purchaser/Renter Date 10-23-01  
2) Emilia J. Pinkham Signature of Purchaser/Renter Date 10-23-01

1) Erin P. Cochran a Notary Public of the State of NC do hereby certify that  
county/province of Union personally appeared before me this day and  
Clayton Gulliam and Emilia J. Pinkham acknowledged the due execution of the foregoing instrument.  
Witness my hand and notarial seal, this 23 day of Oct, 2001.

My commission expires October 5, 2005 Notary Public

2) 1 a Notary Public of the State of NC do hereby certify that  
county/province of Union personally appeared before me this day and  
acknowledged the due execution of the foregoing instrument.  
Witness my hand and notarial seal, this 23 day of Oct, 2001.

My commission expires October 5, 2005 Notary Public (SEAL)

Received by the Board of Directors on 10-23-01, by Erin P. Cochran

To be signed by owners/renters:

**Addendum**

I signify that I have read the Declaration of Covenants and Conditions and the Protective Regulations of Woodlands Subdivision, Section Drive, Waxhaw, Union County, NC, and I agree to abide by the statements therein.

1) [Signature] 23 Nov 01  
Signature of Purchaser/Renter Date  
2) [Signature] Dec 23/01  
Signature of Purchaser/Renter Date

1) Anne Marie Steyer, a Notary Public of the State of Province Kentucky, and county/province of Kentucky, do hereby certify that Leti, Jim & Al personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this 23rd day of November, 2001.

My commission expires dec 2nd & 9th Shuehara Steyer (SEAL)  
Notary Public

2) Shuehara Steyer, a Notary Public of the State of Kentucky, and county/province of Kentucky, do hereby certify that Leti, Jim & Al personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this 23rd day of November, 2001.

My commission expires dec 2nd & 9th Shuehara Steyer (SEAL)  
Notary Public

Received by the Board of Directors on \_\_\_\_\_  
NORTH CAROLINA-UNION COUNTY  
The foregoing certificate is of  
Leti, Jim & Al  
by Shuehara Steyer  
Notary Public

JUDY Q. PRICES, Notary Public  
BY Shuehara Steyer  
ASST. DEPT