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SUPPLEMENTARY DECLARATION OF
 DECLARATION OF
 RESTRICTIVE COVENANTS
 OF
 THE SPRINGS AT HIGH ROCK SUBDIVISION

DAVIDSON COUNTY NC
Book 1168
Pages 0029-0033
FILED 5 PAGE(S)
 01/19/2000 4:22 PM
 RONALD W CALLICUTT
 Register of Deeds

THIS SUPPLEMENTARY DECLARATION OF THE DECLARATION OF RESTRICTIVE COVENANTS OF THE SPRINGS AT HIGH ROCK SUBDIVISION is made this 19th day of January, 2000, by KEJ Marketing Co., Inc., hereinafter referred to as "Declarant," and any and all persons, firms, or corporations hereinafter acquiring any of the within described property or any of the property hereinafter made subject to this Supplementary Declaration of Restrictive Covenants of The Springs at High Rock Subdivision, hereinafter "Restrictions."

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Davidson County, North Carolina known as The Springs at High Rock Subdivision; and

WHEREAS, Phase I of The Springs at High Rock Subdivision is more particularly described by plat(s) thereof recorded in Plat Book 25, Pages 85, 86, 87, 88, and 89, in the Office of the Register of Deeds for Davidson County, North Carolina, to which reference is hereby made for a more complete description; and

WHEREAS, Phase II of The Springs at High Rock Subdivision is more particularly described by plat(s) thereof recorded in Plat Book 27, Pages 12, 13, 14, 15, and 16, in the Office of the Register of Deeds for Davidson County, North Carolina, to which reference is hereby made for a more complete description; and

WHEREAS, Phase III of The Springs at High Rock Subdivision is more particularly described by plat(s) thereof recorded in Plat Book 26, Pages 107, 108, 109, 110, and 111 in the Office of the Register of Deeds for Davidson, North Carolina, to which reference is hereby made for a more complete description; and

WHEREAS, Phase IV of The Springs at High Rock Subdivision is more particularly described by plat(s) thereof recorded in Plat Book 27, Page 65 in the Office of the Register of Deeds for Davidson, North Carolina, to which reference is hereby made for a more complete description; and

WHEREAS, Phase V of the Springs at High Rock Subdivision is more particularly described by plat(s) thereof recorded in Plat Book 27, Page 68 and

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69 in the Office of the Register of Deeds for Davidson County, North Carolina, to which reference is hereby made for a more complete description; and

WHEREAS, Phase VI and VII of the Springs at High Rock is more particularly described by Plat thereof recorded in Phase VI Plat Book 29, Pages 6 and 7 and Phase VII Plat Book 29, Pages 8, 9, and 10 in the office of the register of Deeds for Davidson County, North Carolina, which reference is hereby made for a more particular description Davidson County;

WHEREAS, Phase VIII of the Springs at High Rock is more particularly described by Plat thereof recorded in Phase VIII Plat Book 29, Pages 41, 42, 43, and 44 in the office of the register of Deeds for Davidson County, North Carolina, which reference is hereby made for a more particular description Davidson County;

WHEREAS, the real property and lots as shown on said Plat Book 25, page 85, 86, 87, 88, and 89 Plat Book 27, Pages 12, 13, 14, 15, and 16, and Plat Book 26, Pages 107, 108, 109, 110, and 111 and Plat Book 27, Page 65 and Plat Book 25, Pages 68 and 69 and Plat Book 29, Pages 6 and 7 and Plat Book 29, Pages 8, 9, and 10 and Plat Book 29, pages 41, 42, 43, and 44 are subject to the Declaration of Restrictive Covenants of The Springs at High Rock Subdivision as described in Book 952, Page 987, and the Declaration of Covenants, Conditions, Restrictions of The Springs at High Rock Subdivision and Homeowners Association, as set forth in Book 952, Page 999 and the Supplementary Declaration of Declaration of Restrictive Covenants of The Springs at High Rock Subdivision as set forth in Book 1040, Page 1321, Book 1008, Page 0785, Book 1050, Page 1733, Book 1053, Page 931; Book 1095, Page 1103 and in Book 1106, page 362 in the Office of the Register of Deeds for Davidson County, North Carolina, hereinafter Declarations; and

WHEREAS, said Declarations provide that plans for additional phases shall be made a part of this subdivision and that such additional property may be brought within the scheme of the said restrictions and declarations and the jurisdiction of the "Association," pursuant to the terms and conditions of Paragraph 2 (c) of said Declaration of Restrictive Covenants by filing of record such Supplementary Declaration of the Declaration of Restrictive Covenants of The Springs at High Rock Subdivision and by filing of record Supplementary Declaration of the Declaration of Covenants, Conditions, and Restrictions of The Springs at High Rock Subdivision and Homeowners Association with respect to such additional property; and

WHEREAS, the Declarant is the owner of Phase IX of the Springs at High Rock Subdivision as more particularly described by plat thereof recorded in, Phase IX, Plat Book 31, Pages 53, 54, and 55, in the Office of Register of Deeds for Davidson County, which reference is hereby made for a more particular description; and

WHEREAS, pursuant to the terms and conditions of the Declarations and Restrictive Covenants as described above, the Declarant has agreed to make all of the lots as described in Phase IX subject to the above referenced Declarations as set forth in Book 952, Page 987, Book 952, Page 999, Book 1040, Page 1321, Book 1008, Page 0785, Book 1050, Page 1733, Book 1053, Page 931 and Book 1095, Page 1103 and Book 1106, page 362 Davidson County Registry by filing this Supplementary Declaration of the Declaration of Restrictive Covenants of The Springs at High Rock Subdivision and Supplementary Declaration of the Declaration of Covenants, Conditions, and Restrictions of The Springs at High Rock Subdivision and Homeowners Association.

NOW THEREFORE, in accordance with the recitals which by this reference are made a substantive part hereof, Declarant declares as follows:

1. PHASE IX, All the real property and lots of Phase IX of The Springs at High Rock Subdivision, more particularly described by plat thereof recorded in Plat Book 31, Pages 53, 54, and 55, in the Office of the Register of Deeds for Davidson County, North Carolina, shall be held, transferred, conveyed and occupied subject to the Declaration of Restrictive Covenants of The Springs at High Rock Subdivision (Except as herein amended in paragraph 2 below) as set forth in Book 952, Page 987 and the Declaration of Covenants, Conditions, and Restrictions of The Springs at High Rock Subdivision and Homeowners Association as set forth in Book 952, Page 999, and the Supplementary Declaration of Declaration of Restrictive Covenants of The Springs at High Rock Subdivision, as set forth in Book 1040, Page 1321, Book 1008, Page 0785 Book 1050, Page 1733, Book 1053, Page 931, Book 1095, Page 1103 and Book 1106, page 362 Davidson County Registry, the terms and conditions of which are incorporated herein by reference.

2. Paragraph 2 of the General Use Restrictions as set forth in Book 952, Page 987, in the Declaration of Restrictive Covenants, for Phase IX is hereby amended and modified pursuant to paragraph 2 (c) as follows:

Each single-family dwelling shall have an enclosed, heated living area (exclusive of open porches, garages, and other unheated spaces) not less than One Thousand Eight Hundred (1,800) square feet on all lots within Phase IX of the Springs at High Rock Subdivision, regardless of the number of stories. The design, location, and construction of all improvements on each lot (regardless of when such improvements are made) and the landscaping of each lot must be approved in advance by the Architectural Review Committee, hereinafter referred to as the "Committee" which Committee is established pursuant to the Declaration. Except as herein amended, all the real property and lots described as Phase IX of The Springs at High Rock Subdivision as set

forth in Plat Book 31, Pages 53, 54, and 55, in the Office of the Register of Deeds for Davidson County, North Carolina, shall be held, transferred, conveyed, or sold, conveyed, and occupied subject to the original Declaration of Restrictive Covenants of The Springs at High Rock Subdivision as set forth in Book 952, Page 987, and the Declaration of Covenants, Conditions, and Restrictions of The Springs at High Rock Subdivision and Homeowners' Association as described in Book 952, Page 999, Davidson County Registry, and the Supplementary Declaration of Declaration of Restrictive Covenants of The Springs at High Rock Subdivision, as described in Book 1040, Page 1321, Book 1008, Page 785, Book 1050, Page 1733, Book 1053, Page 931 and Book 1095, Page 1103 and Book 1106, page 362 Davidson County Registry, North Carolina.

3. Declarant hereby reserves, for its benefit, its successors and assigns perpetual Drainfield Utility and Access Easements for the purpose of installing, constructing, maintaining, inspecting, and repairing septic tank and sewer lines across, upon and along the streets and road right of ways of Phase IX of the Springs at High Rock Subdivision as well as the "drainage and access easements for Drainfield lots" as shown on the recorded plats of Phase IX of the Springs, at High Rock Subdivision as referred to herein. In constructing and repairing said sewer lines, the Declarant, its successors and assigns shall remove all surplus earth, make level the surface of the ground above said sewer line, and interfere as little as reasonably possible with the land and any improvements thereon.

IN WITNESS WHEREOF, the Declarant has caused this Supplementary Declaration of the Declaration of Covenants, Conditions, and Restrictions of The Springs at High Rock Subdivision and Homeowners Association and Supplementary Declaration of the Declaration of Restrictive Covenants of the Springs at High Rock Subdivision to be duly executed this the 19th day of January, 2000.

KEJ MARKETING CO., INC.

ATTEST:
(Corporate Seal)

By: *Pete Hallen* (SEAL)
President



STATE OF NORTH CAROLINA

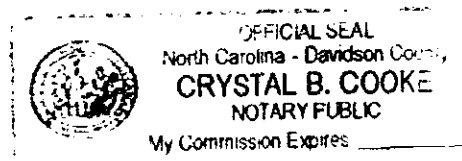
COUNTY OF Davidson

I, Crystal B. Cooke, a Notary Public of the County and State aforesaid, do hereby certify that Maxine W. Turner personally appeared before me this day and acknowledged that he/she is _____ Secretary of KEJ MARKETING CO., INC. and that, by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its Corporate seal, and attested by himself/herself as its _____ Secretary.

Witness my hand and official seal or stamp this 19th day of November, 1999.

Crystal B. Cooke
Notary Public

My Commission Expires: 10-11-2002



North Carolina - Davidson County
The foregoing (or annexed certificate(s) of _____

Crystal B. Cooke
Notary Public (Notarize Public) is certified to be correct
this 19 day of January A. D. 2000
Ronald W. Casady, Notary Public, Deputy
Crystal B. Cooke Deputy