

Prepared by and Mail to: Brian W. Byrd, SMITH MOORE LLP, P.O. Box 21927, Greensboro, NC 27420

NORTH CAROLINA
FORSYTH COUNTY

**SUPPLEMENT TO MASTER DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR DEACON RIDGE**

THIS SUPPLEMENT TO MASTER DECLARATION FOR DEACON RIDGE made this 20th day of June, 2002, by KAVANAGH ASSOCIATES, INC., a North Carolina corporation with its principal place of business in Greensboro, Guilford County, North Carolina, hereinafter referred to as "Declarant."

WITNESSETH THAT:

WHEREAS, Declarant caused the Master Declaration of Covenants, Conditions and Restrictions for Deacon Ridge to be recorded in Book 2142, Page 335 of the Forsyth County Registry (the "Master Declaration") and thereby subjected certain real property to the covenants, conditions, restrictions and easements therein contained; and

WHEREAS, Article VIII, Section 4(b), of the Master Declaration provides that the Declarant may annex certain additional property into Deacon Ridge without the consent of the owners of property previously subjected to the Master Declaration; and

WHEREAS, the land described in **Exhibit "A"** attached hereto and incorporated herein

by reference and shown on a plat entitled “**Deacon Ridge Townhomes, Phase 3, Map 1**” which is to be duly recorded in the Office of the Register of Deeds, Forsyth County, North Carolina (the “Annexation Property”) is part of the additional property which pursuant to Article VIII, Section 4(b) of the Master Declaration may be annexed into Deacon Ridge without the consent of property owners; and

WHEREAS, pursuant to the provisions of Article VIII, Section 4(b) of the Master Declaration, Declarant desires to exercise its right to annex the Annexation Property into Deacon Ridge and to subject all of the Annexation Property to the covenants, conditions, restrictions and easements contained in the Master Declaration.

NOW, THEREFORE, Declarant hereby supplements and amends the Master Declaration annexing the Annexation Property into Deacon Ridge and declares that all of the Annexation Property shall be held, sold and conveyed subject to the covenants, conditions, restrictions and easements contained in the Master Declaration, which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in said property, or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof. By accepting a deed to any portion of the Annexation Property, the owners thereof agree to abide by all of the covenants, conditions, restrictions and easements contained in the Master Declaration, including the covenants to pay any assessments levied pursuant thereto and to be subject to the liens for such assessments imposed therein.

IN WITNESS WHEREOF, Kavanagh Associates, Inc. has caused this Supplement to be executed, under seal, in its corporate name by its duly authorized officers.

KAVANAGH ASSOCIATES, INC.

By: [Signature]
President

ATTEST:

[Signature]
Asst. Secretary

[Corporate Seal]



STATE OF NORTH CAROLINA
COUNTY OF Guilford

I, the undersigned, a Notary Public of said County and State, do hereby certify that Lisa N Whitaker personally appeared before me this day and acknowledged that he/she is the asst Secretary of KAVANAGH ASSOCIATES, 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 _____ President, sealed with its corporate seal and attested by him/herself as its asst Secretary.

WITNESS my hand and official seal or stamp, this the 20 day of June, 2002.

[Signature]
Notary Public

My Commission Expires:
4-19-07

[NOTARYSEAL/STAMP]

SYLVIA JON PEGRAM
NOTARY PUBLIC
GUILFORD COUNTY, NC

BRANCH BANKING AND TRUST COMPANY, as the holder of an existing loan secured by the Deed of Trust recorded in Book 2067, Page 3370, in the Office of the Register of Deeds, Forsyth County, North Carolina, as amended by instruments entitled "Amendment to Deed of Trust" recorded in Book 2076, Page 1300 and Book 2117, Page 1656, in said Registry (the "Deed of Trust"), and BB&T Collateral Service Corp., as Substitute Trustee under the Deed of Trust, join in the execution of this instrument for the purpose of subjecting the aforesaid Deed of Trust to the terms and provisions of this Supplement to Master Declaration of Covenants, Conditions and Restrictions for Deacon Ridge.

BRANCH BANKING AND TRUST COMPANY

BY: *J. M. Morrow Jr.*
J M MORROW JR. VICE President

ATTEST:

Stanley P. Gunter
STANLEY P GUNTER ASST Secretary

(Corporate Seal)

BB&T COLLATERAL SERVICE CORP.
Substitute Trustee

BY: *J. L. B. Borchert*
VICE President

ATTEST:

Stanley P. Gunter
STANLEY P GUNTER ASST. Secretary

(Corporate Seal)

NORTH CAROLINA
COUNTY OF GUILFORD

I, THE UNDERSIGNED, a Notary Public, do hereby certify that
STANLEY P GUNTER personally appeared before me this day and acknowledged that
he/she is the ASST Secretary of **BRANCH BANKING AND TRUST COMPANY**, and
that by authority duly given and as the act of the corporation, the foregoing instrument was
signed in its name by its VICE President, sealed with its corporate seal and attested by
him/herself as its ASST Secretary.

WITNESS my hand and official seal this 24TH day of June, 2002.

Sharon W Morrow
Notary Public



My Commission Expires:

06/17/2007

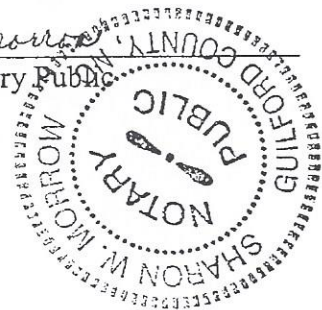
[NOTARY STAMP/SEAL]

NORTH CAROLINA
COUNTY OF GUILFORD

I, THE UNDERSIGNED, a Notary Public, do hereby certify that
STANLEY P GUNTER personally appeared before me this day and acknowledged that
he/she is the ASST Secretary of **BB&T COLLATERAL SERVICE CORP.**, Substitute
Trustee, and that by authority duly given and as the act of the corporation, the foregoing
instrument was signed in its name by its VICE President, sealed with its corporate seal and
attested by him/herself as its ASST Secretary.

WITNESS my hand and official seal this 24 day of June, 2002.

Sharon W Morrow
Notary Public



My Commission Expires:

06/17/2007

[NOTARY STAMP/SEAL]

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Sharon W Morrow, NP(s)

is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds by: [Signature] Deputy Asst

EXHIBIT A

BEGINNING at a Control Corner, said Control Corner being located north 84°20'29" west 125.33 feet from the northeastern corner of Deacon Ridge Condominiums Phase 2, Map 1, as recorded in Condominium Book 5 at Page 169, thence from said Control Corner north 84°20'29" west 367.21 feet to a point; thence south 61°16'24" west 29.67 feet to a point; thence north 22°03'39" west 32.83 feet to a point; thence north 56°34'36" east 125.37 feet to a Control Corner; thence north 36°08'18" east 54.05 feet to a point; thence along a curve to the left having a radius of 183.0 feet and a chord bearing and distance of south 69°15'57" east 92.05 feet to a point; thence south 83°49'55" east 59.04 feet to point; thence south 06°10'05" west 113.46 feet to a Control Corner, the point and place of BEGINNING containing a lot area of 0.063 acres and common elements of 0.532 acres for a total area of 0.595 acres according to a Final Plat and "As Built", Phase 3, Map 1 (Building #1) (Lots 1 & 2) Deacon Ridge Townhomes prepared for John Kavanagh Company (Owner & Developer) by Evans Engineering, Inc. and denoted PROJ:605-200 and dated April 12, 2002.