

shall become part of Bridgton Place Association, Inc., and the conditions and requirements of the said Declaration shall run with the real property and shall be binding on the parties having any right, title or interest in the above-described property of any part thereof, and shall be binding upon their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

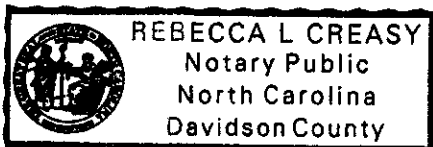
IN WITNESS WHEREOF, the undersigned, Pennston Corp. has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

PENNSTON CORP.

BY: *Bruce R. Hubbard*
Bruce R. Hubbard, Vice President

NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, that I have personal knowledge (or have received satisfactory evidence) of the identity of said person(s), and that each acknowledged to me that he and/or she voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated: Bruce R. Hubbard



(Affix Notary Seal)

Rebecca L. Creasy
Rebecca L. Creasy, Notary Public

My Commission Expires: 9/6/2022

Exhibit A

BEGINNING at an iron pipe, said iron being the Southeasternmost common corner of Lots 187 and 188 of The Gables at Bridgton Place Section II, Phase 2 (PB 65, Page 194 FCR) in the west line of Mildred White (Deed Book 826, Page 406 FCR); running thence with White's west line S 2° 33' 22" E 50.45 feet to an iron pipe, the Northernmost corner of Ivey Leon White (Deed Book 817, Page 383 FCR); running thence with White's west line S 2° 33' 22" E 462.26 feet to an iron pipe the Northeast corner of Ina J. Seagraves (Deed Book 612, Page 129 FCR); running thence with Seagraves' North line N 86° 47' 40" W 595.72 feet to a stone, Northeastern most corner of Johnnie Lee Pope (2016E-312 FCR); running thence with Pope's North line N 86° 50' 15" W 355.00 feet to an iron pipe continuing thence with Pope's North line N 86° 50' 15" W 355.00 feet to an iron pipe in the Southeast corner of Lot 48 of Bridgton Place Section III recorded in Plat Book 45 Page 91-92 FCR; thence with the East lines of Lots 48-55, inclusive Bridgton Place Section III N 03° 05' 41" E 413.53 feet to an iron pipe in the Southeast corner of Lot 83 of The Gables at Bridgton Place Section 1 (Plat Book 54, Page 181 FCR); continuing thence with the eastern line of Lot 83 N 2° 46' 12" E 45.36 feet to an iron pipe in the Southwest corner of Lot 263 of The Gables at Bridgton Place Section 1 of recorded in Plat Book 54, Page 181 FCR; running thence with the south line of said Lot 263 S 87° 00' 20" E 50.45 feet to an iron pipe in the Southwest corner of Lot 262 of The Gables at Bridgton Place Section 1, Plat Book 54, Page 181 FCR; running thence with the south line of said Lot 262 S 87° 02' 23" E 60.08 feet to an iron pipe in the southeastern corner of Lot 262 and the Southwest corner of the south terminus Mariners Drive (50' r/w per PB 54, Page 181); thence along said Southern terminus N 70° 21' 48" E 54.17 feet to an iron pipe in the Southwestern corner of Lot 199 of The Gables at Bridgton Place Section II Phase 2 (PB 65, Page 194 FCR); running thence with the south lines of Lots 188 thru 199, inclusive; S 89° 07' 06" E 740.45 feet to an iron pipe in the common corner of Lots 188 and 187 in The Gables at Bridgton Place Section II, Phase 2 recorded in Plat Book 65, Page 194 to the point and place of BEGINNING as shown on the boundary survey of The Gables at Bridgton Place Section VII by John Edward Beeson, Professional Land Surveyor, dated September 25, 2019, and being informally known and designated as PIN 6833-10-0148, Forsyth County Tax maps as presently, constituted, and containing approximately 10.407 acres.

Also conveyed herein are all rights of use in that Utilities and Drainage Easement for the benefit of Lot 108E in Deed Book 3466, Page 3535 FCR.