



2020002398 00053

FORSYTH CO. NC FEE \$26.00
PRESENTED & RECORDED

01-17-2020 10:40:54 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3503
PG: 2478-2480

Drafted by/return to Bruce R. Hubbard (Box 126)

NORTH CAROLINA)
)
FORSYTH COUNTY)

DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS

THIS DECLARATION made this 17th day of January, 2020, by PENNSTON CORP. (hereinafter referred to as "Declarant"), a North Carolina Corporation.

WITNESSETH:

WHEREAS, Declarant is the owner of the Lots and land described in "Exhibit A" attached hereto; and

WHEREAS, there have heretofore been imposed restrictions upon Bridgton Place as recorded in Book 2125, Page 1280, Forsyth County Registry; and

WHEREAS, Pennston Corp., the developers of Bridgton Place, reserved the right as Declarant, to annex additional land into the development, which has been done as reflected in Book 3503, Page 2475, Forsyth County Registry.

NOW, THEREFORE, Declarant hereby declares that all of the Lots and land described in "Exhibit A" attached hereto, shall be held, sold, and conveyed subject to the Declaration of Covenants, Conditions, and Restrictions for Bridgton Place as recorded in Book 2125, Page 1280, in the Office of the Register of Deeds of Forsyth County, North Carolina, as the same may be amended and supplemented, to the same extend as if the Lots and land described in "Exhibit A" attached hereto, had been originally subjected to such Declaration.

IN WITNESS WHEREOF, 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.

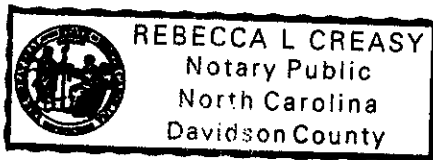
PENNSTON CORP.

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

Rebecca L. Creasy
Rebecca L. Creasy, Notary Public



My Commission Expires: 9/6/2022

(Affix Notary Seal)

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.