



2020047434 00201

FORSYTH CO, NC FEE \$26.00
PRESENTED & RECORDED:

10-21-2020 03:29:40 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE

ASST

BK: RE 3560
PG: 2389-2394

Prepared by and return to: James W. Armentrout, Box 58

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

AFFIDAVIT OF CORRECTION
OF TYPOGRAPHICAL OR OTHER MINOR ERROR
[N.C.G.S. 47-36.1]

The undersigned affiant being first duly sworn, hereby swears or affirms that the DECLARATION OF ANNEXATION AND A SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE ENCLAVE AT MEREDITH WOODS FOR PROPERTY IN PLAT BOOK 72, PAGE 134 by and between Hubbard Realty of Winston-Salem, Inc. and Ramey Properties, LLC as Declarants was recorded on October 21, 2020 in Book 3560 at Page 838, in the Forsyth County Register of Deeds, contained the following typographical or other minor error(s); and this Affidavit of Correction of Typographical or Other Minor Error (this "Affidavit") is made to give notice of the below corrective information.

1. In the first paragraph on Page 1, an inadvertent letter "l" was inserted in front of the number "72" in the Plat Book reference, thus appearing to be a "1";
2. In the fourth paragraph on Page 1, the Phase number and Section number are reversed;

Affiant makes this Affidavit for the purpose of correcting the above-described instrument as follows:

The corrected page 1 is attached hereto as Exhibit "1" and now contains the corrected items above;


A copy of the original recorded DECLARATION is attached hereto as Exhibit "2".

Affiant is knowledgeable of the agreement and the intention of the parties in this regard. Affiant is the:

- Drafter of original instrument being corrected
- Closing attorney for transaction involving instrument being corrected
- Attorney for _____ named above in instrument being corrected
- Owner of the property described in instrument being corrected
- Other:

IN WITNESS WHEREOF, Affiant has executed this Affidavit as of the date first set forth below.

STATE OF NORTH CAROLINA


James W. Armentrout, Affiant

COUNTY OF FORSYTH

SIGNED AND SWORN to before me
this 21st day of October, 2020.


Notary Public

My Commission Expires: 8-15-23

[affix notarial seal below]

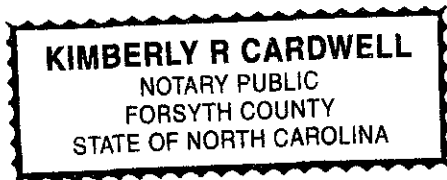


EXHIBIT "1"--CORRECTED PAGE 1
OF DECLARATION

Drafted by and return to: James W. Armentrout,, Esq.
Box 58

North Carolina
Forsyth County

Declaration of Annexation and a
Supplement to the Declaration of Covenants,
Conditions and Restrictions for The Enclave at
Meredith Woods for property in Plat Book 72,
Page 134

This Declaration of Annexation and a Supplement to the Declaration of Covenants, Conditions and Restrictions for The Enclave at Meredith Woods for property in Plat Book 72, Page 134 is made this 21st day of October, 2020, by Ramey Properties, LLC, a North Carolina limited liability company, with its principal place of business in Forsyth County, North Carolina, and Hubbard Realty of Winton-Salem, Inc., a North Carolina corporation, with its principal place of business in Forsyth County, North Carolina, hereinafter referred to jointly and collectively as “Declarants”.

WITNESSETH

WHEREAS, Declarants caused the Declaration of Covenants, Conditions and Restrictions for The Enclave at Meredith Woods (as amended from time to time, the “Declaration”) to be recorded in Book 3484, Page 320, in the Office of the Register of Deeds of Forsyth County, North Carolina, and thereby subjected certain real property described therein to the covenants, conditions restrictions, and easements therein contained; and

WHEREAS, Article XII, Section 12.5 of the Declaration provides that the Declarants may annex certain additional property into The Enclave at Meredith Woods without the consent of the owners of property previously subjected to the Declaration; and

WHEREAS, the land shown on the plat entitled “The Enclave at Meredith Woods, Phase 3, Sec. 2” recorded in Plat Book 72, Page 134, in the office of the Register of Deeds, Forsyth County, North Carolina (the “Additional Property”) is part of the land which pursuant to Article XII of the Declaration (Exhibit B) may be annexed into The Enclave at Meredith Woods without the consent of property owners; and

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FORSYTH CO. NC FEE \$26.00
PRESENTED & RECORDED
10/20/2020 03:40:42 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY

BK: RE 3560
PG: 838 - 840

**Drafted by and return to: James W. Armentrout, Esq.
Box 58**

**North Carolina
Forsyth County**

**Declaration of Annexation and a
Supplement to the Declaration of Covenants,
Conditions and Restrictions for The Enclave at
Meredith Woods for property in Plat Book 72,
Page 134**

This Declaration of Annexation and a Supplement to the Declaration of Covenants, Conditions and Restrictions for The Enclave at Meredith Woods for property in Plat Book 172, Page 134 is made this 19th day of October, 2020, by Ramey Properties, LLC, a North Carolina limited liability company, with its principal place of business in Forsyth County, North Carolina, and Hubbard Realty of Winton-Salem, Inc., a North Carolina corporation, with its principal place of business in Forsyth County, North Carolina, hereinafter referred to jointly and collectively as "Declarants".

WITNESSETH

WHEREAS, Declarants caused the Declaration of Covenants, Conditions and Restrictions for The Enclave at Meredith Woods (as amended from time to time, the "Declaration") to be recorded in Book 3484, Page 320, in the Office of the Register of Deeds of Forsyth County, North Carolina, and thereby subjected certain real property described therein to the covenants, conditions restrictions, and easements therein contained; and

WHEREAS, Article XII, Section 12.5 of the Declaration provides that the Declarants may annex certain additional property into The Enclave at Meredith Woods without the consent of the owners of property previously subjected to the Declaration; and

WHEREAS, the land shown on the plat entitled "The Enclave at Meredith Woods, Phase 2, Sec. 3" recorded in Plat Book 72, Page 134, in the office of the Register of Deeds, Forsyth County, North Carolina (the "Additional Property") is part of the land which pursuant to

Article XII of the Declaration (Exhibit B) may be annexed into The Enclave at Meredith Woods without the consent of property owners; and

WHEREAS, pursuant to the provisions of Article XII of the Declaration, Declarants desire to exercise their right to annex the Additional Property into The Enclave at Meredith Woods and to subject all of the Additional Property to the covenants, conditions, restrictions, and easements contained in the Declaration.

NOW, THEREFORE, Declarants hereby supplement the Declaration by annexing the Additional Property into The Enclave at Meredith Woods and declare that all of the Additional Property shall be held, sold, and conveyed subject to the covenants, conditions, restrictions and easements contained in the Declaration, which are for the purpose of protecting the value and desirability of said properties, 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 Additional Property, the owners thereof agree to abide by all of the covenants, conditions, restrictions and easements contained in the Declaration, including the covenants to pay any assessment levied pursuant thereto, and to be subject to the liens for such assessments imposed therein.

COUNTERPART SIGNATURE PAGES MAY TOGETHER CONSTITUTE A FULLY SIGNED ORIGINAL.

(SIGNATURE PAGES AND NOTARIES TO FOLLOW)

IN WITNESS WHEREOF, Declarants have caused this Declaration of Annexation and a Supplement to be executed on the day and year first above written.

Hubbard Realty of Winston-Salem, Inc.

Ramey Properties, LLC

By: *Bruce R. Hubbard*
Bruce R. Hubbard, Pres.

By: *C.J. Ramey*
C.J. Ramey, Manager

Forsyth County, North Carolina

I certify that the following person personally appeared before me this day, acknowledged to me that he voluntarily signed the foregoing instrument as Manager of Ramey Properties, LLC, and executed same on its behalf: C.J. Ramey

Date: 10/19/20

James W Armentrout
Notary Public

My commission expires: 3/25/2022

(seal) JAMES W ARMENTROUT
NOTARY PUBLIC
FORSYTH COUNTY, NC
MY COMMISSION EXPIRES MARCH 25, 2022

I certify that the following person personally appeared before me this day, acknowledged to me that he voluntarily signed the foregoing instrument as President of Hubbard Realty of Winston-Salem, Inc., and executed same on its behalf: Bruce R. Hubbard

Date: 10/19/20

James W Armentrout
Notary Public

My Commission expires: 3/25/2022

(seal) JAMES W ARMENTROUT
NOTARY PUBLIC
FORSYTH COUNTY, NC
MY COMMISSION EXPIRES MARCH 25, 2022

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FORSYTH CO. NC FEE \$26.00

PRESENTED & RECORDED

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LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3560

PG: 838 - 840

**Drafted by and return to: James W. Armentrout, Esq.
Box 58**

**North Carolina
Forsyth County**

**Declaration of Annexation and a
Supplement to the Declaration of Covenants,
Conditions and Restrictions for The Enclave at
Meredith Woods for property in Plat Book 72,
Page 134**

This Declaration of Annexation and a Supplement to the Declaration of Covenants, Conditions and Restrictions for The Enclave at Meredith Woods for property in Plat Book 172, Page 134 is made this 19th day of October, 2020, by Ramey Properties, LLC, a North Carolina limited liability company, with its principal place of business in Forsyth County, North Carolina, and Hubbard Realty of Winton-Salem, Inc., a North Carolina corporation, with its principal place of business in Forsyth County, North Carolina, hereinafter referred to jointly and collectively as “Declarants”.

W I T N E S S E T H

WHEREAS, Declarants caused the Declaration of Covenants, Conditions and Restrictions for The Enclave at Meredith Woods (as amended from time to time, the “Declaration”) to be recorded in Book 3484, Page 320, in the Office of the Register of Deeds of Forsyth County, North Carolina, and thereby subjected certain real property described therein to the covenants, conditions restrictions, and easements therein contained; and

WHEREAS, Article XII, Section 12.5 of the Declaration provides that the Declarants may annex certain additional property into The Enclave at Meredith Woods without the consent of the owners of property previously subjected to the Declaration; and

WHEREAS, the land shown on the plat entitled “The Enclave at Meredith Woods, Phase 2, Sec. 3” recorded in Plat Book 72, Page 134, in the office of the Register of Deeds, Forsyth County, North Carolina (the “Additional Property”) is part of the land which pursuant to

Article XII of the Declaration (Exhibit B) may be annexed into The Enclave at Meredith Woods without the consent of property owners; and

WHEREAS, pursuant to the provisions of Article XII of the Declaration, Declarants desire to exercise their right to annex the Additional Property into The Enclave at Meredith Woods and to subject all of the Additional Property to the covenants, conditions, restrictions, and easements contained in the Declaration.

NOW, THEREFORE, Declarants hereby supplement the Declaration by annexing the Additional Property into The Enclave at Meredith Woods and declare that all of the Additional Property shall be held, sold, and conveyed subject to the covenants, conditions, restrictions and easements contained in the Declaration, which are for the purpose of protecting the value and desirability of said properties, 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 Additional Property, the owners thereof agree to abide by all of the covenants, conditions, restrictions and easements contained in the Declaration, including the covenants to pay any assessment levied pursuant thereto, and to be subject to the liens for such assessments imposed therein.

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(SIGNATURE PAGES AND NOTARIES TO FOLLOW)

IN WITNESS WHEREOF, Declarants have caused this Declaration of Annexation and a Supplement to be executed on the day and year first above written.

Hubbard Realty of Winston-Salem, Inc.

Ramey Properties, LLC

By: *Bruce R. Hubbard*
Bruce R. Hubbard, Pres.

By: *C.J. Ramey*
C.J. Ramey, Manager

Forsyth County, North Carolina

I certify that the following person personally appeared before me this day, acknowledged to me that he voluntarily signed the foregoing instrument as Manager of Ramey Properties, LLC, and executed same on its behalf: C.J. Ramey

Date: 10/19/20

James W Armentrout
Notary Public

My commission expires: 3/25/2022

(seal) JAMES W ARMENTROUT
NOTARY PUBLIC
FORSYTH COUNTY, NC
MY COMMISSION EXPIRES MARCH 25, 2022

I certify that the following person personally appeared before me this day, acknowledged to me that he voluntarily signed the foregoing instrument as President of Hubbard Realty of Winston-Salem, Inc., and executed same on its behalf: Bruce R. Hubbard

Date: 10/19/20

James W Armentrout
Notary Public

My Commission expires: 3/25/2022

(seal) JAMES W ARMENTROUT
NOTARY PUBLIC
FORSYTH COUNTY, NC
MY COMMISSION EXPIRES MARCH 25, 2022