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FORSYTH CO, NC FEE \$26.00

PRESENTED & RECORDED:

08-18-2021 09:46:02 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3633

PG: 3694-3696

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 74,
Page 70

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 74, Page 70 is made this 18th day of August, 2021, 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. 3” recorded in Plat Book 74, Page 70, 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: 8/17/21

[Signature]
Notary Public

JAMES W ARMENTROUT
My commission expires: 3/25/2022
NOTARY PUBLIC
FORSYTH COUNTY, NC
MY COMMISSION EXPIRES MARCH 25, 2022

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 President of Hubbard Realty of Winston-Salem, Inc., and executed same on its behalf: Bruce R. Hubbard

Date: 8/17/21

[Signature]
Notary Public

My Commission expires: 3/25/2022

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