

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

PRESENTED
FOR
REGISTRATION

SUPPLEMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS

1973 APR 6 PM 3 50

CHARLES E. CROWDER
REGISTER OF DEEDS
MECKLENBURG CO. N.C.

FOR

FOUR SEASONS SUBDIVISION

SECTION 2B

THIS SUPPLEMENTARY DECLARATION to the Declaration of Covenants, Conditions and Restrictions for Four Seasons Subdivision - Section One is made this 6th day of April, 1973, by THE ERVIN COMPANY, a Delaware corporation having a principal place of business in said Mecklenburg County, North Carolina (hereinafter referred to as "Developer").

W I T N E S S E T H:

WHEREAS, Developer is the owner of that certain Subdivision commonly identified as Four Seasons Subdivision - Section 1-A and 1-B located in the County of Mecklenburg, State of North Carolina, plats thereof having been filed of record in the Mecklenburg Public Registry in Map Book 15 at Pages 233-34 and 235-36 respectively, and as to which sections of said Subdivision a Declaration of Covenants, Conditions and Restrictions (hereinafter referred to as the "Declaration") dated August 20, 1971, has been filed of record in the Office of the Register of Deeds for Mecklenburg County in Book 3346 at Page 215; and

WHEREAS, Article II, Sections Two and Three of said Declaration provide that Developer may subject other real property to the Restrictions set forth in said Declaration in order to extend the scheme of said Declaration to other property to be developed as part of Four Seasons Subdivision by filing of record a Supplementary Declaration in respect to the property to be made subject to said Declaration, and thereby bring such additional property within the jurisdiction of Four Seasons Homeowners Association, Inc., a non-profit corporation organized and existing for the benefit of residents of said Four Seasons Subdivision; and

WHEREAS, Developer now intends to so subject additional property to said Declaration dated August 20, 1971;

NOW, THEREFORE, in consideration of the premises, Developer hereby declares that all of the property described on Rider A attached hereto and by reference made a part hereof shall be held, sold and conveyed subject to said Declaration of August 20, 1971, to the same extent and degree as if said Declaration were herein set out in its entirety, subject however, only to the necessary modification as to the additional property hereby made subject to said Declaration.

ARTICLE I
PROPERTY SUBJECT TO THIS DECLARATION

The additional property which is hereby made subject to said Declaration of August 20, 1971, and which shall be held, transferred, sold, conveyed and occupied subject to said Declaration is located in Crab Orchard Township, Mecklenburg County, North Carolina, and is more particularly described on Rider A attached hereto and by reference made a part hereof.

Only the property described on Rider A is hereby made subject to this Supplementary Declaration and to said Declaration dated August 20, 1971.

ARTICLE II
RATIFICATION OF DECLARATION

Except with respect to the additional property hereby made subject to said Declaration of August 20, 1971, Developer hereby ratifies and confirms said Declaration.

Drawn By:
WILLIAM McMILLEN

ARTICLE III
BINDING EFFECT.

This Supplementary Declaration shall be binding upon and inure to the benefit of the respective heirs, executors, successors and assigns of Developer and all persons, firms or corporations claiming by, through or under Developer.

IN WITNESS WHEREOF, Developer has caused this Supplementary Declaration to be duly signed this _____ day of April, 1973.

ATTEST:
THE ERVIN COMPANY
Assistant Secretary
SEAL
STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

THE ERVIN COMPANY

By: Donald S. Workman
Vice President

This 6th day of April, 1973, personally came before me Donald S. Workman who, being by me duly sworn, says he is the Vice President of The Ervin Company and that the seal affixed to the foregoing instrument in writing is the corporate seal of the Company, and that said writing was signed and sealed by him, in behalf of said Corporation, by its authority duly given. And the said Vice President acknowledged the said writing to be the act and deed of said corporation.

WITNESS my hand and notarial seal, this the 6th day of April, 1973.

Patte L. McMurray
Notary Public

My Commission Expires:

5-20-77

STATE OF NORTH CAROLINA The foregoing
COUNTY OF MECKLENBURG certificate(s)

of Patte L. McMurray,

a Notary Public of said County and State
is ~~xxx~~ certified to be correct.

This 6th day of April 19 73.

Recorded in Book _____ Page _____ and Verified.
CHARLES E. CROWDER, Register of Deeds

By Margaret King
Deputy

RIDER A

ATTACHED TO AND MADE A PART OF THAT CERTAIN SUPPLEMENTARY DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FOUR SEASONS SUBDIVISION
SECTION 2-B

Dated the 6th day of April, 1973.

Beginning at a point located in the southerly boundary of the William T. Minor and H. N. Hart property (now or formerly) said point located South 36-59-37 East 794.55 feet from a concrete monument marking the common corner of said Minor and Hart property with the southeasterly corner of the George G. Barrett property (now or formerly) and the southernmost corner of the Clara Morrison McManus property (now or formerly); Thence from said beginning point and continuing with the southerly boundary of said Minor and Hart property South 36-59-37 East 333.97 feet to a point; Thence with a new line forming the northerly boundary of Lot 27, Block 6 of Four Seasons Section B in two (2) courses and distances as follows: (1) North 71-21-19 East 58.46 feet to a point; and (2) South 18-38-41 East 63.01 feet to a point; Thence with a new line located in six (6) courses and distances as follows: (1) South 29-48-03 West 121.98 feet to a point; (2) South 51-26-20 West 64.14 feet to a point; (3) South 28-30 West 86.11 feet to a point; (4) South 61-30 East 130.0 feet to a point, said point located in the westerly margin of Lawrence Orr Road right-of-way (which right-of-way is 60 feet in width); (5) South 56-44-10 East 60.20 feet to a point, said point located in the easterly margin of said Lawrence Orr Road right-of-way; (6) South 61-30 East 125.0 feet to a point; Thence with a new line forming the easterly boundary of Four Seasons Section 2-B, said line located in nine (9) courses and distances as follows: (1) South 28-30 West 75.0 feet to a point; (2) South 61-30 East 55.0 feet to a point; (3) South 55-03-54 West 78.26 feet to a point; (4) South 28-30 West 210.0 feet to a point; (5) South 20-34-33 West 217.99 feet to a point; (6) South 17-00-52 West 83.48 feet to a point; (7) South 32-28-31 West 133.06 feet to a point, said point located in the northerly margin of Wallace Road right-of-way (which right-of-way is 60 feet in width); (8) South 56-29-24 West 66.09 feet to a point, said point located in southerly margin of said Wallace Road right-of-way; (9) South 39-01-51 West 127.37 feet to a point; Thence with a new line forming the southerly boundary of said Four Seasons Section 2-B, said line located in three (3) courses and distances as follows: (1) North 72-18 West 314.94 feet to a point; (2) North 79 West 80.0 feet to a point; (3) North 89-37-12 West 81.39 feet to a point, said point located at the southerly corner of Four Seasons Section 2-A as shown on map recorded in Map Book 15 at page 521 in the Mecklenburg Public Registry and the southwesterly corner of Lot 67, Block 3 Four Seasons Section 2-B; Thence with a new line forming the common boundary of Four Seasons Section 2-A as shown on said map recorded in Map Book 15 at page 521 and Section 2-B, said line located in twelve (12) courses and distances as follows: (1) North 11-00 East 130.0 feet to a point, said point located in the southerly margin of said Lawrence Orr Road right-of-way; (2) North 18-07-30 West 68.68 feet to a point, said point located in the northerly margin of said Lawrence Orr Road right-of-way; (3) North 11-00 East 150.0 feet to a point; (4) North 12-42-50 West 265.90 feet to a point; (5) North 03-40-12 West 137.81 feet to a point; (6) North 11-55-31 East 119.92 feet to a point; (7) North 26-45 East 140.17 feet to a point; (8) North 30-58-08 East 150.09 feet to a point; (9) North 38-33-58 East 189.88 feet to a point; (10) North 52-18-34 East 90.14 feet to a point, said point located in the southerly margin of Barcliff Drive right-of-way (which right-of-way is 60 feet in width); (11) North 53-41-38 East 60.0 feet to a point located in the northerly margin of said Barcliff Drive right-of-way; and (12) North 53-00-23 East 130.0 feet to the point and place of beginning and containing 20.747 acres. Being the same property as shown on plat of a portion of Four Seasons Subdivision, Section 2-B, Crab Orchard Township, Mecklenburg County, North Carolina prepared by Robert A. Burns, N.C.R.L.S. dated July 1972, and containing Lots 67 through 72 of Block 3; Lots 18 through 39 of Block 7; together with Lots 1 through 24 of Block 8; and Lots 1 through 11 and 22 through 27 of Block 6; together with portions of Lawrence Orr Road, Wallace Road, Sun Ray Court, Barcliff Drive, and Autumn End Circle, and which plat is recorded in Map Book 17 at page 65 in the Mecklenburg County Public Registry.