

3722-333

REAL ESTATE PAGE
BOOK

3722 0333

REGISTERED
REGISTRATION

1974 Nov 19 AM 10 11

CHARLES E. CROWDER
REGISTER OF DEEDS
MECKLENBURG CO. N.C.STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURGSUPPLEMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS

14

FOR

FOUR SEASONS SUBDIVISION

SECTION 3

THIS SUPPLEMENTARY DECLARATION to the Declaration of Covenants, Conditions and Restrictions for Four Seasons Subdivision - Section One is made this 14th day of November, 1974, 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 233-234 and 235-236 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

Drawn by: Wm. S. Michael, Attorney
Please mail to: Mr. Robert A. Burns
The Ervin Company
P. O. Box 25608
Charlotte, North Carolina 28212

See Rider on page 335

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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.

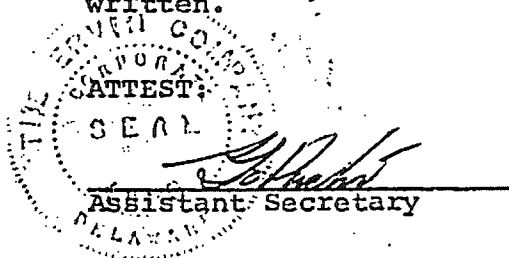
ARTICLE II
RATIFICATION OF DECLARATION

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

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, the day and year first above written.



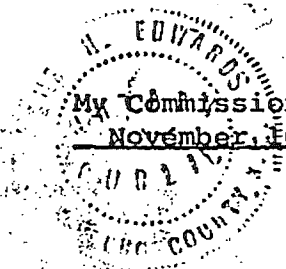
THE ERVIN COMPANY

By: Wm. S. Michael
Vice President

NORTH CAROLINA

MECKLENBURG COUNTY

This 14th day of November, 1974, personally came before me Wm. S. Michael who, being by me duly sworn, says that 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.



Sue H. Edwards
Notary Public

My Commission Expires:
November 16, 1975

State of North Carolina, County of Mecklenburg
The foregoing certificate(s) of Sue H. Edwards

Notary Public of said County and State
is ~~not~~ certified to be correct. This 19 day of November, 19 74
Charles E. Crowder, Register of Deeds, By: Mary R. Rice
DEPUTY

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RIDER A

ATTACHED TO AND MADE A PART OF THAT CERTAIN SUPPLEMENTARY
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
FOUR SEASONS SUBDIVISION
SECTION 3

Dated the 14th day of November, 1974.

BEGINNING at an old iron which marks the northerly corner of the Wilson Oscar Wallace property (now or formerly), and runs thence from said beginning point, South 58° 31' 16" West 540.29 feet to an old iron; thence along the line of Four Seasons Common Area 2-D shown on map recorded in Map Book 17 at page 67, in six (6) calls as follows: (1) North 58° 50' West 121.95 feet to an old iron, (2) North 31° 10' East 124.86 feet to an old iron, (3) with the arc of a circular curve to the right, said curve having a radius of 50 feet, an arc distance of 30.47 feet to an old iron, with a chord bearing and distance of North 59° 44' 53" West 30.00 feet, (4) South 31° 10' West 124.38 feet to an old iron, (5) North 58° 50' West 85.0 feet to an old iron, and (6) North 16° 09' 20" West 113.31 feet to an old iron; thence with lines of Four Seasons, Section 2-B in eleven (11) calls as follows: (1) North 28° 30' East 210.0 feet to an old iron, (2) North 55° 03' 54" East 78.26 feet to an old iron, (3) North 61° 30' West 55.0 feet to an old iron, (4) North 28° 30' East 75.0 feet to an old iron, (5) North 61° 30' West 125.0 feet to an old iron, (6) North 56° 44' 10" West 60.20 feet to an old iron, (7) North 61° 30' West 130.0 feet to an old iron, (8) North 28° 30' East 86.11 feet to an old iron, (9) North 51° 26' 20" East 64.14 feet to an old iron, (10) North 29° 48' 03" East 121.98 feet to an old iron, and (11) North 18° 38' 41" West 63.01 feet to an old iron; thence North 71° 21' 19" East 226.92 feet to an old iron; thence South 31° 01' 37" East 550.30 feet to an old iron; thence North 59° 49' 16" East 419.84 feet to an old iron; thence South 30° 10' 44" East 197.91 feet to an old iron; thence North 39° 30' 42" East 222.75 feet to a point; thence South 23° 12' 27" East 1,076.64 feet to an old iron; thence South 85° 34' 31" West 266.25 feet to an old iron; thence South 56° 17' 09" West 209.80 feet to an old iron; thence with two lines of Wilson Oscar Wallace property as follows: (1) North 34° 47' 19" West 508.73 feet to an old iron, and (2) North 31° 01' 09" West 210.03 feet to the POINT OR PLACE OF BEGINNING, and being FOUR SEASONS, Sec. 3, as shown on a map entitled "BOUNDARY SURVEY OF FOUR SEASONS" prepared by Charles G. Rust, Professional Engineer, dated July 15, 1974, to which map reference is made for a more particular description of the property.