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WAKE COUNTY, NC 571  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
03/16/2005 AT 14:51:07

BOOK:011266 PAGE:02184 - 02187

**SUPPLEMENTARY DECLARATION OF ANNEXATION  
FOR BALLENTINE SUBDIVISION, PHASE 4B AND PHASE 5B**

Prepared by and HOLD FOR:  
Rod O'Donoghue, Jr., P.A., Attorney at Law  
(WCRD VAULT BOX 6)

STATE OF NORTH CAROLINA

COUNTY OF WAKE

THIS DECLARATION OF ANNEXATION is made this 1 day of <sup>March</sup>February, 2005, by  
PS/SE BALLENTINE FARMS, L.L.C., a Virginia limited liability company (hereinafter referred  
to as the "Declarant");

**WITNESSETH:**

WHEREAS, the Declarant is the owner of certain real property located in or near the Town  
of Fuquay Varina, Wake County, North Carolina, known as BALLENTINE SUBDIVISION, Phase  
~~4A~~ (hereinafter referred to as the "Property"), as more particularly described on attached Exhibit  
"A", which is incorporated by reference for a more particular description; and

\*4B and 5B

WHEREAS, the Declarant wishes to subject the Property to the Declaration of Covenants,  
Conditions and Restrictions for Ballentine Subdivision (the "Covenants"), recorded in Book 8570,  
Page 901, and all amendments thereto, all recorded in the Wake County Registry, N.C.

NOW, THEREFORE, pursuant to the terms and conditions of the Covenants, the Declarant  
declares that the Property is annexed to and is made a part of Ballentine Subdivision in or near the  
Town of Fuquay-Varina, Middle Creek Township, Wake County, North Carolina, and that the  
Property is subject to, and bound by, and shall be held, used, transferred, sold and conveyed subject  
to, and in accordance with all the covenants, conditions, restrictions, easements and other provisions  
of the Covenants, which are specifically incorporated by reference as if fully set forth herein, which  
shall be covenants running with the land. The operation and effect of the Covenants are extended  
to the Property, including, but not limited to the various Lots which are a part of the Property.

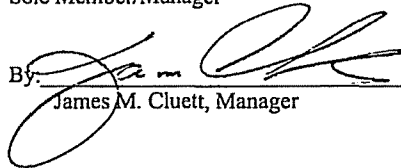
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IN WITNESS WHEREOF, the Declarant has caused this instrument to be signed under seal in its name by its duly authorized Manager, as of the day and year written above.

**DECLARANT:**

**PS/SE BALLENTINE FARMS, LLC,**  
a Virginia limited liability company (SEAL)

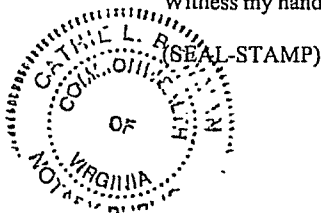
By: **HFC-BALLENTINE, LLC,**  
a Virginia limited liability company, (SEAL)  
Sole Member/Manager

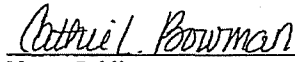
By:  (SEAL)  
James M. Cluett, Manager

STATE OF Virginia  
COUNTY OF Fairfax

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that JAMES M. CLUETT, personally came before me this day and acknowledged that he is Manager of HFC-BALLENTINE, LLC, a Virginia limited liability company, which is Manager of PS/SE BALLENTINE FARMS, LLC, a Virginia limited liability company, and that by authority duly given and as the act of HFC-BALLENTINE, LLC, as Manager, the foregoing instrument was signed for the purposes therein expressed, for and on behalf of PS/SE BALLENTINE FARMS, LLC.

Witness my hand and official seal, this the 1<sup>st</sup> day of March, 2005.



  
Notary Public  
My Commission expires: My Comm. Exps. 4/30, 2008

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EXHIBIT A

**PROPERTY DESCRIPTION**

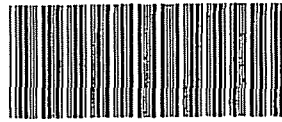
All that certain tract or parcel of real property lying and being in or near the Town of Fuquay Varina, Middle Creek Township, Wake County, North Carolina, known as Ballentine Subdivision, Phase 4B and Phase 5B, and more particularly described as follows:

Tract 1:

BEING all of Phase 4B, as shown and described on a plat entitled "Survey of **BALLENTINE SUBDIVISION Phase 4B Lots 94-96 & 493-497**", prepared by Mauldin-Watkins Surveying, P.A. and recorded in Book of Maps 2005, Page 313, in the Office of the Register of Deeds of Wake County, North Carolina, to which plat reference is made for a more particular description.

Tract 2:

BEING all of Phase 5B, as shown and described on a plat entitled "Survey of **BALLENTINE SUBDIVISION Phase 5B**", prepared by Mauldin-Watkins Surveying, P.A. and recorded in Book of Maps 2005, Page 377 and re-recorded in Book of Maps 2005, Page 380, in the Office of the Register of Deeds of Wake County, North Carolina, to which plat reference is made for a more particular description.



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Yellow probate sheet is a vital part of your recorded document.  
Please retain with original document and submit for rerecording.



Wake County Register of Deeds  
Laura M. Riddick  
Register of Deeds

North Carolina – Wake County

The foregoing certificate of Cathie L Bowman

Notary(ies) Public is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

Laura M. Riddick, Register of Deeds

By: Jana Morgan  
Assistant/Deputy Register of Deeds

This Customer Group  
4 # of Time Stamps Needed

This Document  
New Time Stamp  
4 # of Pages