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WAKE COUNTY, NC 511
LAURA M RIDDICK
REGISTER OF DEEDS
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**DECLARATION OF CONDOMINIUM
FOR GROVE BARTON PLACE CONDOMINIUM
(Condominium File No. 360)**

Prepared by and Return to:

ROD O'DONOGHUE, JR., P.A., ATTORNEYS AT LAW
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Raleigh, NC 27609
(WCRD Vault Box 6)

NORTH CAROLINA

WAKE COUNTY

THIS DECLARATION is made as of November 23, 2004, by **GROVE BARTON PARTNERS, LLC**, a North Carolina limited liability company, with its office located at 410 N. Boylan Avenue, Suite 138, Raleigh, Wake County, N.C. 27603. (the "Declarant").

WITNESSETH:

Declarant is the owner of a tract of land and all improvements thereon (the "Property") in Wake County, North Carolina, and more particularly shown or described on attached Exhibit A, and Declarant is creating a condominium named **GROVE BARTON PLACE CONDOMINIUM** under the provisions of Chapter 47C of the North Carolina General Statutes, entitled the "North Carolina Condominium Act". Twenty-four (24) residential condominium units have been built on the Property, which is being submitted to the North Carolina Condominium Act by this Declaration.

NOW, THEREFORE, Declarant hereby makes this Declaration for the purposes and subject to all the terms and provisions hereinafter set forth and declares that the Property shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, uses, limitations, and obligations in furtherance of a plan for the division of said Property into Condominium Units all of which shall be deemed to run with the land and be binding on all parties having any right, title, or interest in the land or any part thereof, their heirs, successors and assigns.

ARTICLE I.
ESTABLISHMENT OF CONDOMINIUM

Declarant is the owner of the fee simple title to the Property which is situated in Wake County, North Carolina, and on which Property there has been constructed one (1) building containing twenty-four (24) residential condominium units, and their supporting facilities and other appurtenant improvements. The building is of frame construction with a combination of brick veneer and horizontal lap siding exterior as more particularly shown on the Condominium Plan, as hereinafter defined. Declarant does hereby submit the Property and improvements to condominium ownership under the provisions of Chapter 47C of the General Statutes of North Carolina (sometimes referred to as the "North Carolina Condominium Act" and the "Act"), and hereby declares the same to be a condominium to be known and identified as Grove Barton Place Condominium, sometimes hereinafter referred to as the "Condominium."

ARTICLE II.
SURVEY AND DESCRIPTION OF IMPROVEMENTS

A survey of the land and graphic descriptions and plans of the improvements constituting the Condominium, identifying the Units and Common Elements, as said terms are hereinafter defined, and their respective locations, approximate dimensions and principal building materials, is recorded in the Office of the Register of Deeds of Wake County, North Carolina in the Condominium File referenced on the first page of this Declaration (the "Condominium Plan"). Each Unit has been assigned an Identifying Number on the Condominium Plan and no Unit bears the same Identifying Number as any other Unit.

ARTICLE III.
DEFINITIONS

The Condominium consists of Units and Common Elements, as said terms are hereinafter defined. Units shall include both Land Units and Developed Units. A Land Unit refers to a Unit consisting of land only on which no building has been completed (as evidenced by a certificate of occupancy or similar certificate of compliance with applicable ordinances and building code) and a Developed Unit consists of a Unit which comprises all or a part of a completed building. Upon completion of a building on a Land Unit, the owner of the Land Unit shall prepare and file an Amendment to this Declaration in accordance with Article V of this Declaration.

A. Unit Designations. The unit designation of each Condominium Unit, location and dimensions are set forth in the Plans (as hereinafter defined) for this Condominium filed in the Wake County Register of Deeds in the file number reference at the top of the first page of the Declaration.

(i) The space comprising a Land Unit shall consist of the perimeter for each Land Unit as shown on the original, recorded plat which is part of the Plans. A Land Unit shall have no horizontal boundaries.

(ii) The space comprising a Developed Unit shall be bounded as follows:

1. The bottom horizontal boundary of a Developed Unit shall be the top surface of the subflooring material of all floors (for ground level floors, poured concrete shall be considered to be subflooring material);
2. The sides or vertical boundaries of a Developed Unit shall be the interior surface of all perimeter walls. Interior bearing walls and/or bearing partitions and wallpaper shall be considered part of the Developed Unit; and
3. The top horizontal boundary of a Developed Unit shall be the interior surface of the ceilings.

Units shall exclude all pipes, ducts, wires, conduits and other facilities for the furnishing of utilities and other services to Units and Common Elements up to and including the point of entry of such pipes, ducts, wires and conduits through the interior surfacing material for walls and ceilings and subflooring surfacing material for floors. All pipes, ducts, wires, conduits and other such facilities shall become a part of the respective Units at such point of entry.

All exterior doors, door casings, door sills, window frames, window casings, window sills, window panes and screens shall be part of the respective Units; provided, however, that the exterior decoration and painting of the exterior surface of such doors and window frames and panes shall be the responsibility of the Association, as hereinafter defined.

B. Common Elements. Common Elements shall mean and comprise all of the real property, improvements and facilities of the Condominium other than the Units, and all personal property held and maintained by the Association for the use and enjoyment of all the Owners of Units. It is specifically provided, without limitation, that water lines and sewer lines located outside public street rights-of-way and utility easements of the City of Raleigh are Common Elements.

C. Limited Common Elements. Certain portions of the Common Elements are reserved for the use of a particular Condominium Unit or particular Condominium Units to the exclusion of other Units and are designated as "Limited Common Elements."

D. Condominium Instruments. "Condominium Instruments" means this Declaration, the Articles of Incorporation (attached as Exhibit "D"), the Bylaws (attached as Exhibit "E"), the Plat and the Plans, including any and all exhibits, schedules, certifications and amendments thereof, as they may exist from time to time, made and recorded pursuant to the Act.

E. Property. The legal description of the Property comprising the Condominium on which the buildings and improvements are to be located is set forth in Exhibit "A" to this Declaration.

F. Declarant Control Period. "Declarant Control Period" means the period commencing on the date hereof and continuing until the earlier of (i) two years after the Declarant has ceased to offer Developed Units for sale in the ordinary course of business, (ii) two years after any development right to add new Developed Units was last exercised, (iii) the date one hundred twenty

(120) days after the Declarant has conveyed seventy-five (75%) of the Developed Units (including the additional Developed Units which may be created pursuant to special declarant rights as set out in this Declaration) to Unit Owners other than the Declarant, or (iv) seven (7) years after the date of the recording of this Declaration.

The terms "Allocated Interests," "Association," "Common Elements," "Common Expenses," "Common Expense Liability," "Condominium," "Declaration," "Development Rights," "Executive Board," "Identifying Number," "Limited Common Elements," "Residential Purposes," "Special Declarant Rights," "Unit," "Owner," and "Lessee," unless it is plainly evident from the content of this Declaration that a different meaning is intended, shall, as used herein, have the meaning set out in Section 47C-1-103 of Chapter 47C of the General Statutes of North Carolina, known as the North Carolina Condominium Act, as that statute exists as of the date of the filing of this Declaration.

ARTICLE IV.
OWNERSHIP OF UNITS AND
ALLOCATED INTERESTS IN COMMON ELEMENTS

Each Unit shall be conveyed and treated as an individual property capable of independent use and fee simple ownership, and the Owner of each Unit shall also own, as an appurtenance to the ownership of each said Unit, an Allocated Interest in the Common Elements. The Allocated Interest appurtenant to each Unit as of the date of this Declaration is as set out in Exhibit "B" attached hereto and made a part hereof. The Allocated Interest in the Common Elements of each Developed Unit as shown in said Exhibit "B" is allocated equally to each Developed Unit based upon the total number of Developed Units and the number of approved Developed Units for the Land Units. The Allocated Interest in the Common Elements appurtenant to each Land Unit as shown in said Exhibit "B" is allocated based on the number of approved Developed Units that may be constructed on the Land Unit. For example, at the time of this Declaration, there are 24 Developed Units and 1 Land Unit with a maximum of 28 approved Developed Units for a total of 52 Developed Units, so each Developed Unit shall have a 1/52nd Allocated Interest. If the number of approved Developed Units which may be constructed on the Land Units is changed, then the number of Developed Units and the number of approved Developed Units for the Land Units shall be redetermined and the Allocated Interest in the Common Elements of all Units shall be revised accordingly and set forth in an amendment to this Declaration which shall be recorded in the Office of the Register of Deeds of Wake County, North Carolina.

The voting rights of the Condominium are allocated equally based upon the total number of Developed Units and the number of approved Developed Units for the Land Units and, subject to the terms and conditions of this Declaration and the Articles of Incorporation and Bylaws of the Association, each Developed Unit shall be entitled to one (1) vote and each Land Unit shall be entitled to one (1) vote for each approved Developed Unit for such Land Unit.

The Common Expense Liability allocated to each Unit shall be as follows: (i) each Land Unit shall be allocated five percent (5%); and (ii) each Developed Unit shall be allocated a fraction of the remaining percentage (i.e., 95% which is 100% less the aggregate percentage allocated to the Land

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Unit), the numerator of which is one (1) and the denominator of which is the number of Developed Units included within the Condominium at that time.

Except for those other assessments specifically permitted herein to be assessed against a Unit Owner, all assessments levied against the Unit Owners and their Condominium Units shall be uniform with respect to each Unit.

V.
DEVELOPMENT RIGHTS

A. Development Rights Reserved. Declarant reserves unto itself, its successors and assigns, as Declarant all rights provided to the Declarant pursuant to North Carolina General Statutes Chapter 47C, and the right to construct and create additional Developed Units on the Property and to establish additional Common Elements and to designate additional Limited Common Elements on the Property at locations determined by Declarant and to withdraw any portion of the Property from the Condominium or withdraw any Unit, Common Element and Limited Common Element on the Property from the Condominium. In adding additional Units, Common Elements and Limited Common Elements Declarant reserves the right to grant easements, licenses and permits for utilities and other services to the Property and, generally, to develop the Units without encumbrance of this Declaration until such time as the Units are subjected to the terms and conditions of this Declaration.

If a development right is exercised by Declarant to a portion of the Property or the Units, there shall be no obligation for Declarant to exercise any such development right on the remainder of the Property or the Units.

The method of adding the Units, or any portion thereof, to the Condominium shall be pursuant to the provisions of Section 47C-2-109 and 110 of the North Carolina Condominium Act.

It is the intention of Declarant to develop the Property in up to two (2) phases; however, no assurance is given that as to the method of phasing or the specific areas within the Property that will be included in each phase or the order of phasing.

There is no specific time within which any or all of the Units shall be developed and added to the Condominium, except that all Units to be added shall be done within seven (7) years of the date of the recording of this Declaration.

The maximum number of Developed Units that may be created within the Property is fifty-two (52) Units.

All Developed Units created on the Property will be restricted exclusively for the uses permitted in this Declaration, and all restrictions, terms, covenants and conditions in this Declaration and the Association Bylaws shall apply to any and all additional Units that may be created within the Property.

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Any buildings and Developed Units that may be erected upon the Property, or a portion thereof, will be compatible with the other buildings and Developed Units in the Condominium in terms of architectural style, quality of construction, and principal materials employed in construction.

In addition to the buildings and Developed Units that may be erected or created upon the Property, or a portion thereof, the other improvements and Common Elements that may be made or created upon, or within, the Property or each portion thereof which may be added to the Condominium, will be generally similar in quality and quantity to the improvements and Common Elements located in the Condominium.

These assurances made will not apply with respect to any Property that is not added to the Condominium or that is withdrawn from the Condominium.

B. Special Declarant Rights Reserved. In addition to the rights reserved elsewhere in this Declaration, the Declarant reserves the following Special Declarant Rights with respect to the Condominium: (a) the right to complete the Condominium in accordance with the Plans filed from time to time as part of the Condominium File identified on the cover page hereof; (b) the right to exercise any Development Rights herein reserved in this Article; (c) the right to maintain models, sales and/or management offices at the Condominium along with appropriate signs for advertising the sale of Units and the location of such models and offices. Such offices shall be at locations selected by Declarant and may be within a Unit. The size of the offices shall be as determined by Declarant and may be relocated by Declarant, at its discretion; (d) the right of access, ingress and egress over the Common Elements for the purpose of discharging Declarant's obligations and reservation of rights hereunder and of making repairs required under the Condominium Instruments or contracts with purchasers of Units if access is not otherwise reasonably available; and (e) the right to elect or name persons to the Executive Board and to name an appoint officers of the Association and to otherwise control the activities of the Association and Board until the rights of Declarant terminate, all as specified in the Bylaws or this Declaration. All Special Declarant Rights reserved must be exercised on or before the end of seven (7) years after the time of recordation of this Declaration.

C. Right To Develop Land Units. Subject to architectural approval provided under this Declaration, the Owners of the Land Units are expressly permitted to subdivide those Units into additional Developed Units, and to establish additional Common Elements and to designate additional Limited Common Elements pursuant to plans approved in accordance with this Declaration. In subdividing those Land Units into additional Developed Units, Common Elements and Limited Common Elements the Declarant reserves and the Owners of the Land Units are hereby granted the right to grant easements, licenses and permits for utilities and other services to the Property and, generally, to develop the Developed Units. Further, the Owners of the Land Units are not required to obtain any approval of the Executive Board or the Association in order to accomplish such subdivision, but must submit those items to the Association as required by this Declaration and Section 47C-3-113(a) of the North Carolina Condominium Act.

If a development right is exercised by an Owner of a Land Unit, there shall be no obligation for that Owner to exercise any such development right on the remainder any Land Units owned by

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the Owner. The method of subdividing Units, or any portion thereof, shall be pursuant to the provisions of Section 47C-2-113 of the North Carolina Condominium Act.

The maximum number of Developed Units into which each Land Unit is permitted to be subdivided is listed on Exhibit B attached hereto.

Upon the preparation and filing of an amendment to this Declaration in accordance with subparagraph E, the applicable Land Unit shall cease to exist and shall be replaced by the Developed Units which were created or subdivided from such Land Unit.

D. Compatibility of Style. Any buildings and Units that may be added to the Property as part of the Condominium will be compatible with the other buildings and Units in the Condominium in terms of architectural style, quality of construction and size; provided, however, the architectural style and size of buildings and Units need not be identical to existing buildings and Units.

E. Architectural Approval. Other than improvements constructed, made, installed or planted by the Declarant, no building, wall, fence or other structure, hedge or mass planting shall be commenced, altered, erected, maintained or permitted to remain upon any Unit or Common Element until plans and specifications, showing the nature, kind, space, height, color, materials, and location of the same shall have been submitted to and approved in writing as compatible with the other buildings and Units in the Condominium in terms of architectural style, quality of construction and size; provided, however, the architectural style and size of buildings and Units need not be identical to existing buildings and Units. During the Declarant Control Period, such plans and specifications shall be submitted to and approved or rejected by the Declarant, and after the Declarant Control Period, such plans and specifications shall be submitted to and approval or rejected by the Executive Board or an architectural committee appointed by the Executive Board.

In the event the Declarant, the Executive Board or the architectural committee, as the case may be, fails to approve or disapprove such plans and specifications within thirty (30) days after all completed plans and specifications and other information reasonably requested have been properly submitted, approval will not be required and this Article will be deemed to have been fully complied with. Nothing herein contained shall be construed to require architectural approval for any improvements constructed, made, installed or planted by the Declarant nor to permit interference with the development of the Property by the Declarant so long as said development follows the general plan of development of the Property approved by the City of Raleigh from time to time.

The Declarant, Executive Board or architectural committee, as the case may be, or its appointed agents, shall have the right, at its election, but shall not be required, to enter upon any Unit during site preparation or construction, erection or installation of improvements, to inspect the work being undertaken and to determine that such work is being performed in conformity with the approved plans and specifications and in a good and workmanlike manner, utilizing approved methods and good quality materials.

F. Method of Exercising Development Rights Upon the exercise of development rights creating new Units and additional Common Elements, or withdrawing of Units, Common Elements

or other portions of the Property from the Condominium, the Declarant shall prepare and file, and upon the subdivision of the Land Units and creation of additional Common Elements, the Owner of the Land Unit shall prepare and file, an Amendment to this Declaration complying with this Declaration and the Act. The Common Elements as then constituted shall be reallocated to the Units, both new and previously existing, based on the formula set forth in Article IV hereof. Such amendment shall:

- (a) assign an identifying number to each new Unit created;
- (b) reallocate the Allocated Interests among the Units;
- (c) describe all Common Elements and Limited Common Elements thereby created;
- (d) designate the Unit(s) to which each limited Common Element is allocated.

In addition to the execution and recordation of the amendment to the Declaration described above, the Declarant shall record in the public records of Wake County either new plats and plans of the Condominium evidencing the changes effected by Declarant's exercise of its development rights, or new certifications of the plats and plans previously recorded if those plats and plans continue to conform to the Condominium.

F. Owner's Acceptance/Consent. Each Owner shall be deemed by his acceptance of the deed to a Unit to have consented to the Development Rights reserved in this Article and to any amendments previously or thereafter executed by Declarant pursuant to this Article V and to Article XXX hereof. Except as provided in this Declaration, the Allocated Interest in the Common Elements appurtenant to each Unit shall not be changed except with the unanimous consent of all Owners.

Any and all of the Development Rights reserved under this Article V may be exercised as to any, all or none of the Property at different times and from time to time, and in any sequence, all in the sole discretion of the Declarant.

ARTICLE VI.
PROHIBITION AGAINST
 FURTHER SUBDIVISION OF UNITS AND
 REALLOCATION OF LIMITED COMMON ELEMENTS;
 SEPARATE CONVEYANCE OF COMMON
 ELEMENT INTEREST PROHIBITED

Except as provided in Article V above, no owner may subdivide his Unit into two or more Units, and Limited Common Elements may not be reallocated by Unit Owners.

Except as otherwise provided in this Declaration, the Articles of Incorporation or Bylaws of the Association, the Allocated Interest in the Common Elements declared to be an appurtenance to each Unit shall not be conveyed, devised, encumbered or otherwise dealt with separately from said Unit, and the Allocated Interest in the Common Elements appurtenant to each Unit shall be deemed

conveyed, devised, encumbered or otherwise included with the Unit even though such Allocated Interests are not expressly mentioned or described in the instrument conveying, devising, encumbering or otherwise dealing with such Unit. Except as provided in this Declaration, the Articles of Incorporation or the Bylaws, any conveyance, encumbrance, judicial sale or other voluntary or involuntary transfer which purports to grant any right, interest or lien in, to or upon an Allocated Interests in the Common Elements shall be void and of no effect unless the same transfer conveys, devises, encumbers or otherwise trades or deals with the entire Unit to which such Allocated Interests are appurtenant. Any instrument conveying, devising, encumbering or otherwise dealing with any Unit, which describes said Unit by the Identifying Number assigned thereto in Condominium Plan without limitation or exception, shall be deemed and construed to affect the entire Unit and its Allocated Interest in the Common Elements. Nothing herein contained shall be construed as limiting or preventing ownership of any Unit and its Allocated Interests in the Common Elements by more than one person or entity as tenants in common, joint tenants, or as tenants by the entirety.

ARTICLE VII.
THE CONDOMINIUM SUBJECT TO RESTRICTIONS

The Units, Common Elements and Limited Common Elements shall be, and the same are hereby declared to be, subject to the restrictions, easements, conditions and covenants prescribed and established herein governing the use thereof and setting forth the obligations and responsibilities incident to ownership of each Unit and its Allocated Interest in the Common Elements, and said Units, Common Elements and Limited Common Elements are further declared to be subject to the restrictions, easements, conditions and limitations now of record affecting the land and improvements of the Condominium. The covenants and restrictions in this Declaration are for the purpose of insuring the best use and most appropriate development and improvement of the Property and the Units; to protect the Owners against such improper use of surrounding Units and Common Elements as will depreciate the value of the Property or the Units; to preserve, so far as practicable, the natural beauty of the Property; to guard against the erection thereof of poorly designed or proportioned structures, and structures built of improper and unsuitable materials; to obtain harmonious or compatible color schemes, architectural style, quality of construction and size; to insure the highest and best development of the Property and the Units; and in general to provide adequately for a high type and quality of improvements in the Property and thereby to enhance the values of investments made by the purchasers of Units therein.

The recording data for all easements and licenses which have been recorded and which now affect the Condominium is set out on Exhibit "C" which is attached to this Declaration and incorporated herein by reference.

ARTICLE VIII.
PERPETUAL NON-EXCLUSIVE EASEMENT IN
COMMON ELEMENTS

The Common Elements shall be, and the same are hereby declared to be, subject to a perpetual non-exclusive easement in favor of all of the Owners of Units in the Condominium for

their use and the use of their family members, guests and invitees, for all proper and normal purposes, and for the furnishing of services and facilities for which the same are reasonably intended, for the enjoyment of said Owners of Units. Every Owner shall have a right and easement over the Common Elements for access, ingress and egress to and from streets, parking areas and walkways and to and from such Owner's Unit, which right and easement shall be appurtenant to and shall pass with the title to every Unit. Except as specifically provided by law, any conveyance, encumbrance, judicial sale or other transfer (whether voluntary or involuntary) of an individual interest in the Common Elements separate and apart from the Unit to which such interest is allocated shall be void. Notwithstanding anything above provided in this Article, the Association, as hereinafter identified, shall have the exclusive right to establish the rules and regulations pursuant to which the Owner of any Unit, his family, guests and invitees, may be entitled to use the Common Elements, including the right to make permanent and temporary assignments of parking spaces, and to establish regulations concerning the use thereof; provided that no rule or regulation shall restrict the right of access, ingress and egress of an Owner to his or her Unit.

In the event of the construction, reconstruction, repair, shifting, settlement, or other movement of any portion of the improvements resulting either in the Common Elements encroaching on any Unit, or in a Unit encroaching on the Common Elements or on another Unit, there shall be created a valid easement for both the encroachment and its maintenance - as long as the physical boundaries of the Units after the construction, reconstruction, repair, shifting, settlement, or other movement will be in substantial accord with the description of those boundaries that appears in this Declaration and the Plans. Any such easement shall extend for whatever period the encroachment exists.

ARTICLE IX.
RESTRAINT UPON SEPARATION AND PARTITION
 OF COMMON ELEMENTS

Recognizing that the proper use of a Unit by an Owner or Owners is dependent upon the use and enjoyment of the Common Elements in common with the Owners of all other Units, and that it is in the interest of all Owners that the ownership of the Common Elements be retained in common by the Owners, it is hereby declared that the Allocated Interests in the Common Elements appurtenant to each Unit shall remain undivided and no Owner shall bring or have any right to bring any action for partition or division.

ARTICLE X.
ADMINISTRATION OF THE CONDOMINIUM
 BY GROVE BARTON PLACE OWNERS ASSOCIATION

Grove Barton Place Owners Association, Inc. To efficiently and effectively provide for the administration of the Condominium by the Owners of the Units, a nonprofit North Carolina corporation known and designated as Grove Barton Place Owners Association, Inc. (the "Association") has been organized, and said corporation shall administer the operation and management of the Condominium and undertake and perform all acts and duties incident thereto in accordance with the terms of its Articles of Incorporation and Bylaws. The Owner of each Unit shall

automatically become a member of said Association upon his acquisition of an ownership interest in title to any Unit and its Allocated Interests in the Common Elements, and the membership of such Owner shall terminate automatically upon such Owner's being divested of ownership interest in the title to such Unit, regardless of the means by which ownership may be divested. No person, firm or corporation holding any lien, mortgage or other encumbrance upon any Unit shall be entitled, by virtue of such lien, mortgage or other encumbrance, to membership in said corporation or to any of the rights or privileges of membership except as specifically set forth in this Declaration, the Articles or Bylaws. In the administration of the operation and management of the Condominium, the Association shall have and is hereby granted the authority and power to enforce the provisions of this Declaration, to levy and to collect assessments in the manner hereinafter provided, and to adopt, promulgate and enforce such rules and regulations governing the use of the Units and Common Elements as the Executive Board of said Association may deem to be in the best interests of the Association.

ARTICLE XI.
RESIDENTIAL USE RESTRICTIONS
APPLICABLE TO UNITS

Except as provided in Paragraph A of Article XII hereof, each Unit is hereby restricted to residential use by the Owner thereof, his or her family members, guests, invitees and tenants. Any lease of a Unit shall be for a term of no less than 90 days. Any lease or rental agreement for a Unit shall be in writing. Such leases shall provide that the terms of the lease are subject to the provisions of this Declaration, the Articles of Incorporation, Bylaws, rules and regulations of the Association, and that any failure by the lessee to comply with the terms of such documents shall be a default under the terms of the lease. Upon request, the Executive Board shall be furnished with a copy of any lease. Corporate, partnership and limited liability company members may permit the use of a Unit owned by it by its principal officers, directors, partners, members, managers, other guests and lessees. Such member shall annually sign and deliver to the Association a written statement designating the name of the party (or parties) entitled to use such Unit, together with a written covenant of such party in favor of the Association whereby the party agrees to comply with the terms and provisions of this Declaration and with the rules and regulations which may be promulgated by the Association from time to time and acknowledging that the party's right to use such Unit shall exist only so long as the corporation or partnership shall continue to be a member of the Association. Upon demand by the Association to any corporate, partnership or limited liability company member to remove a party for failure to comply with the terms and provisions of the Declaration and/or the rules and regulations of the Association or for any other reason, the member shall forthwith cause such party to be removed, failing which, the Association, as agent of the Owner, may take such action as it may deem appropriate to accomplish such removal, and all such action by the Association shall be at the cost and expense of the Owner who shall reimburse the Association therefor upon demand, together with such attorneys' fees as the Association may have incurred in the process of removal.

ARTICLE XII.
DECLARANT'S RIGHTS; RESERVED EASEMENTS

A. Models; Advertising on Common Elements. Subject to the Restrictive Covenants, Declarant shall have the right to maintain or allow its agents to maintain sales models within the Condominium, in such numbers and sizes as Declarant may select from time to time. Subject to the Restrictive Covenants, Declarant shall also have the right to display signs upon the Common Elements during the period of Unit sales. Any such models or signs may be located at such place or places within the Condominium as Declarant shall select, and Declarant shall have the right at any time and from time to time to relocate any models or signs from their previous location to another location. Such rights shall terminate when Declarant no longer owns any Unit in any phase of the Condominium.

B. Easements through Common Elements. Declarant shall be deemed to have such easements on, across and over the Common Elements as shall be reasonably necessary for the exercise of any of the Development Rights set out in Article V of this Declaration or the Declarant Rights reserved in this Article, or as may be reasonably necessary in the discharge of any obligations imposed on Declarant by this Declaration or under the North Carolina Condominium Act.

C. Drainage Easement. A non-exclusive easement is hereby reserved to the Declarant, its successors and assigns, to enter upon, across, over, in, and under any portion of the Common Elements for the purpose of changing, correcting, or otherwise modifying the grade or drainage channels of the Common Elements so as to improve the drainage of water on the Common Elements and/or any adjacent property. Reasonable efforts shall be made to use this easement so as to disturb as little as possible the uses of Owners and the Association, to prosecute such drainage work promptly and expeditiously, and to restore any areas affected by such work to a slightly and usable condition as soon as reasonably possible following such work.

D. Recreational Amenities Easements. The Declarant hereby reserves for itself and for the benefit of any person developing or owning any recreational amenities adjacent to or in proximity to the Condominium, across, over, in and under the Common Elements, a nonexclusive right and easement of access and use of all streets, roadways, parking areas, paths and walkways located within the Condominium reasonably necessary for the construction, maintenance, operation, access and use of any golf course or other recreational amenities. Declarant reserves the right to grant or deed such easement rights to any person or entity developing recreational amenities and to impose such additional restrictions on such easements at that time and from time to time as may be reasonably required to effectuate the purposes of such easements. The reservation of these easements is made for the benefit of Declarant, developer, and for the associated maintenance and service personnel.

Nothing herein shall be construed as a requirement or representation that or any other recreational amenities will be constructed by Declarant or any other person.

E. Declarant's Rights Incident To Construction. Declarant, for itself and its successors and assigns, hereby retains the right to complete the improvements indicated on the Condominium

Plan and to perform any required warranty work, and further reserves a right and easement of ingress and egress over, in, upon, under and across the Common Elements and the right to store materials thereon and to make such other use thereof as may be reasonably necessary or incident to the construction of improvements on any real property owned by Declarant; provided, however, that no such rights shall be exercised by Declarant in such a way as to unreasonably interfere with the occupancy, use, enjoyment, or access to its property by any Owner or such Owner's family, tenants, employees, guests, or invitees.

F. Additional Rights of Declarant. So long as Declarant owns any Condominium Units primarily for the purpose of sale, Declarant and its duly authorized contractors, representatives, agents and employees shall have a transferable right and easement for the maintenance of signs, a sales office, a business office, promotional facilities and model Units on the Property, together with such other facilities as in the opinion of Declarant may be reasonably required, convenient or incidental to the completion, renovation, improvement, development or sale of the Condominium Units on the Property. The Declarant may use any three (3) Units which it owns or leases for models and/or sales offices, which Units may be changed from time to time. During the period that Declarant owns any Unit, Declarant, its duly authorized contractors, representatives, agents and employees, shall have a transferable easement on, over, through, under and across the Common Elements for the purpose of doing all things reasonably necessary and proper in connection the development of the Property or the exercise of any of its rights under this Declaration.

ARTICLE XIII.
USE OF COMMON ELEMENTS SUBJECT TO RULES
OF ASSOCIATION

The use of Common Elements, including the Limited Common Elements, by the Owners and all other parties authorized to use the same, shall be at all times subject to such reasonable rules and regulations as may be prescribed and established governing such use, or which may be hereafter prescribed and established by the Executive Board in accordance with its Bylaws.

ARTICLE XIV.
THE CONDOMINIUM TO BE USED FOR LAWFUL PURPOSES:
ADDITIONAL USE RESTRICTIONS

A. No Immoral/Unlawful Use. No immoral, improper, offensive or unlawful use shall be made of any Unit or of the Common Elements, nor any part thereof, and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction of the Condominium shall be observed. No Owner of any Unit shall permit or suffer anything to be done or kept in his Unit, on the Common Elements, or on any Limited Common Elements which will increase the rate of insurance on the Condominium, or which will obstruct or interfere with the rights of other occupants of the Condominium or annoy them by unreasonable noises, nor shall any Owner undertake any use or practice which shall create and constitute a nuisance to any other Owner of a Unit, or which interferes with the peaceful possession and proper use of any other Unit, the Common Elements or the Limited Common Elements.

B. Business Activities and Signs No business activities, other than the development and sales activities of Declarant as permitted hereunder, shall be conducted on any portion of the Property. Except as may be required by legal proceedings and except as permitted in this Declaration, no "For Sale" or "For Rent" signs or other signs or advertising posters of any kind shall be maintained or permitted on any portion of the Property without the express prior written permission of the Executive Board, and the approval of signs and posters shall be upon such conditions as may from time to time be determined by the Executive Board. Notwithstanding the foregoing, the provisions of this section shall not apply to any signs maintained on the Property by Declarant, its agents, representatives or assigns, during the period that Declarant has any Condominium Unit for sale, or to "For Sale" or "For Rent" signs complying with rules and regulations adopted by the Executive Board, or to any notice or other advertisement posted on any community bulletin board by an Owner or his licensed real estate broker or agent or to a "For Sale" sign posted by a Mortgagee who becomes the Owner as purchaser at a Foreclosure sale conducted with respect to a Mortgage or a transferee pursuant to any proceeding in lieu thereof, subject to reasonable rules and regulations established by the Executive Board with respect to such "For Sale" sign.

C. Pets. No animal, livestock or poultry of any kind shall be raised or kept in any Unit or upon the Common Elements, except that no more than a total of two (2) dogs, cats and other generally recognized household pets may be kept and maintained thereon, provided that such pets shall not be a danger or menace to others, that they are not kept or maintained for any commercial purposes or in such a manner to be offensive or dangerous to the residents of the Condominium and provided further that they are kept, maintained and controlled in compliance with: (i) all applicable laws, ordinances and regulations of the State of North Carolina, Wake County and the City of Raleigh, and (ii) such reasonable rules and regulations as the Executive Board may adopt from time to time. In the event of a dispute over whether an animal is a permitted household pet for purposes hereunder, the determination of the Declarant during the Declarant Control Period and thereafter by the Executive Board shall be final. Puppies and kittens in excess of the numbers set forth above may be kept only until old enough to be safely separated from their mother. The Executive Board shall have the absolute power to prohibit any particular pet from being kept on any part of the Condominium, including inside a Unit, if the Executive Board in its sole and absolute discretion determines that the pet is dangerous, a nuisance, or otherwise has a negative impact on the Condominium. No structure for the care, housing, or confinement of any pet shall be constructed or maintained on any part of the Common Elements, except that such a structure may be constructed or maintained with any balcony, deck, patio, terrace area or other Limited Common Elements if the same shall be approved in advance in writing by the Executive Board. Pets shall be under leash when walked or exercised in any portion of the Common Elements. No pet shall be permitted to leave its droppings on any portion of the Common Elements, and the Owner of such pet shall immediately remove the droppings.

ARTICLE XV.
RIGHT OF ENTRY INTO UNITS IN EMERGENCIES

In case of any emergency originating in or threatening any Unit, regardless of whether the Owner is present at the time of such emergency, the Executive Board of the Association, or any other

person authorized by it, or the managing agent, shall have the right to enter such Unit for the purpose of remedying or abating the cause of such emergency, and such right of entry shall be immediate.

ARTICLE XVI.
RIGHT OF ENTRY FOR MAINTENANCE OF COMMON ELEMENTS

Whenever it may be necessary to enter any Unit for the purpose of performing any maintenance, alteration or repair to any portion of the Common Elements, including the Limited Common Elements, the Executive Board of the Association, or any other person authorized by it, or the managing agent, shall have the right to enter such Unit for such purposes and the Owner of each Unit shall permit the Executive Board of the Association, or any other person authorized by it, or the managing agent, to enter such Unit for such purposes. Such entry shall be made at reasonable times and with reasonable advance notice under the circumstances.

ARTICLE XVII.
LIMITATION UPON RIGHT OF OWNERS TO
ALTER AND MODIFY UNITS; NO
RIGHT TO ALTER COMMON ELEMENTS

A. An Owner of a Unit may make improvements or alterations to his Unit that do not impair the structural integrity or mechanical systems or lessen the support of any portion of the Condominium.

B. The Association, through its Executive Board or an architectural control committee appointed by the Executive Board, shall regulate the external design, appearance, use, location and maintenance of the Condominium and of improvements thereon in such a manner so as to preserve and enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography. No Owner shall cause any improvements, alterations, repairs or changes to be made to the exterior of the Condominium (including painting or other decoration, the installation of electrical wiring, television or radio antennae or satellite dishes, or any other objects or devices which may protrude through the walls or roof of the Condominium) or in any manner alter the appearance of the exterior portion of any building without the written consent of the Association being first had and obtained. No Owner shall cause any object to be fixed to the Common Elements (including the location or construction of fences and the planting or growing of flowers, trees, shrubs or any other vegetation) or to any Limited Common Elements or in any manner change the appearance of the Common Elements without the written consent of the Executive Board being first had and obtained. No Owner shall cause any improvements, alterations, repairs or changes to be made to the Common Elements (including but not limited to painting) or to any Limited Common Elements or in any manner change the appearance of the Common Elements without the written consent of the Executive Board being first had and obtained.

C. Any Owner desiring to make any improvement, alteration or change described above shall submit the plans and specifications therefor, showing the nature, kind, shape, height, materials and location of the same, to the Executive Board which shall evaluate such plans and specifications in light of the purpose of this Article as set forth above. As a condition to the granting of approval

of any request made under this Article, the Executive Board may require that the Owner requesting such change be liable for any cost of maintaining, repairing and insuring the approved alteration. If such condition is imposed, the Owner shall evidence his consent thereto by a written document in recordable form satisfactory to the Executive Board. Thereafter, the Owner and any subsequent Owner of the Unit, by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree that the cost of maintaining, repairing and insuring such alteration shall be a part of the annual assessment or charge set forth in Article XXVII of this Declaration, and subject to the lien rights described in said Article.

ARTICLE XVIII.
PROHIBITION AGAINST RELOCATION OF BOUNDARIES
BETWEEN ADJOINING UNITS

Owners owning adjoining Units may not relocate the boundaries between such Units.

ARTICLE XIX.
RIGHT OF ASSOCIATION TO ALTER AND
IMPROVE COMMON ELEMENTS AND ASSESSMENT THEREFOR; RIGHT
OF ASSOCIATION TO GRANT PERMITS, LICENSES AND EASEMENTS

The Association shall have the right to make or cause to be made such alterations or improvements to the Common Elements, including Limited Common Elements (including the right to grant and establish upon, over and across the Common Elements such permits, licenses and easements as are necessary or desirable for the proper operation of the Condominium and for providing services and utilities to the Units and the Common Elements) which do not materially prejudice the rights of the Owner of any Unit in the use and enjoyment of his Unit, provided the making of such alterations and improvements are approved by the Executive Board of the Association, and the cost of such alterations or improvements shall be Common Expenses to be assessed and collected from all of the Owners of Units. However, where any alterations and improvements are exclusively or substantially for the benefit of the Owner or Owners of certain Unit or Units, then the cost of making, maintaining, repairing and insuring such alterations or improvements shall be assessed against and collected solely from the Owner or Owners of the Unit or Units exclusively or substantially benefitted, the assessment to be levied in such proportion as may be determined by the Executive Board of the Association.

ARTICLE XX.
MAINTENANCE AND REPAIR BY OWNERS OF UNITS

Every Owner shall perform promptly all maintenance and repair work within his Unit which, if omitted, would affect the Condominium, either in its entirety or in a part belonging to other Owners, every Owner being expressly responsible for the damages and liability which his failure to do so may engender. The Owner of each Unit shall be liable and responsible for the maintenance, repair and replacement, as the case may be, of all air conditioning and heating equipment, stoves, refrigerators, fans or other appliances or equipment, including any utility fixtures and/or their

connections required to provide water, light, power, telephone, sewage and sanitary service to his Unit. Such Owner shall further be responsible and liable for the maintenance, repair and replacement of the exterior surfaces of any and all walls, ceilings and floors within his Unit including painting, decorating and furnishings, and all other accessories which such Owner may desire to place or maintain in his Unit. Whenever the maintenance, repair and replacement of any item for which the Owner of a Unit is obligated to maintain, replace or repair at his own expense is occasioned by any loss or damage which may be covered by any insurance maintained in force by the Association, the proceeds of the insurance received by the Association shall be used for the purpose of making such maintenance, repair or replacement except that the Owner of such Unit shall be, in said instance, required to pay such portion of the costs of such maintenance, repair and replacement as shall, by reason of the applicability of any deductibility provision of such insurance, exceed the amount of the insurance proceeds applicable to such maintenance, repair or replacement.

ARTICLE XXI.
MAINTENANCE AND REPAIR OF
COMMON ELEMENTS BY ASSOCIATION

The Association, at its expense, shall be responsible for the maintenance, repair and replacement of all of the Common Elements (including the Limited Common Elements), including those portions thereof which contribute to the support of the buildings, and all conduits, ducts, plumbing, wiring and other facilities located in the Common Elements for the furnishing of utility and other services to the Units and said Common Elements, and should any incidental damage be caused to any Unit by virtue of any work which may be done or caused to be done by the Association in the maintenance, repair or replacement of any Common Elements, the Association shall, at its expense, repair such incidental damage. Whenever the maintenance, repair and replacement of any item for which the Association is obligated to maintain, replace or repair at its expense is occasioned by any act of a Owner, his immediate family, guests or invitees, and such loss or damage may be covered by any insurance maintained in force by the Association, the proceeds of the insurance received by the Association shall be used for the purpose of making such maintenance, repair or replacement, except that the Owner who is responsible for the act causing the damage (whether done by himself or by his family, tenants, guests or invitees) shall be required to pay such portion of the cost of such maintenance, repair and replacement as shall, by reason of the applicability of any deductibility provision of such insurance, exceed the amount of the insurance proceeds applicable to such maintenance, repair or replacement.

Notwithstanding the foregoing, all exterior lighting is and shall be leased from the public utility provider (currently Carolina Power and Light Company) and shall not be the property of the Association or any Owner, unless same is purchased by the Association.

ARTICLE XXII.
AUTHORITY TO PURCHASE INSURANCE

Insurance policies upon the Condominium (other than title insurance) shall be purchased by the Association in the name of the Association, as trustee for the Owners, for the benefit of the Owners and their respective mortgagees, as their interests may appear, and shall provide for the

issuance of certificates or memoranda of insurance to the Association and, upon written request, to any Owner, mortgagee or beneficiary under a deed of trust on a Unit.

Such insurance policies must provide that:

1. Each Owner is an insured person under the policy with respect to liability arising out of his interest in the Common Elements or membership in the Association;
2. To the extent available without additional premium, the insurer waives its right to subrogation under the policy against any Owner, members of his household, the Association and their respective servants, agents and guests;
3. No act or omission by any Owner, unless acting within the scope of his authority on behalf of the Association, will preclude recovery under the policy;
4. If, at any time of a loss under the policy, there is other insurance in the name of an Owner covering the same risk covered by the policy described in this Article, the Association's policy provides primary insurance; and
5. The insurer issuing the policy may not cancel, refuse to renew or substantially revise the policy until thirty (30) days after notice of the proposed cancellation, non-renewal or revision has been mailed to the Association and to each Owner and first mortgage holder or beneficiary under a deed of trust to whom certificates or memoranda of insurance have been issued, all such notices to be sent such parties at their respective last-known addresses.

Each Owner may obtain insurance, at his own expense, affording coverage upon his Unit, his personal property and for his personal liability and as may be permitted or required by law, but all such insurance shall contain the same waiver of subrogation as that referred to above if the same is available.

ARTICLE XXIII.

INSURANCE COVERAGE TO BE MAINTAINED: USE AND DISTRIBUTION OF INSURANCE PROCEEDS

A. Commencing not later than the time of the first conveyance of a Unit to a person other than Declarant, the following insurance coverage shall be maintained in full force and effect by the Association covering the operation and management of the Condominium, meaning the Units and Common Elements:

1. Casualty insurance covering the buildings and all improvements upon the land and all personal property included within the Condominium property, except personal property owned by the Owners, shall be procured in an amount equal to one hundred percent (100%) insurable replacement value thereof (exclusive of excavation, streets and exterior parking spaces) as determined annually. Such policy shall contain an Agreed Amount Endorsement or an Inflation Guard Endorsement, if available. By way of illustration and not of limitation,

such casualty insurance shall cover fixtures, installations or additions, or equal replacements thereof, comprising a part of the building within each individual Unit (as that term is defined in Article III hereof) in accordance with the original Condominium plans and specifications. In determining the amount of coverage for such fixtures, installations or additions, the Executive Board of the Association shall annually set the standard allowance for such items as carpeting, bathroom and kitchen cabinets, wall covering, vinyl floor covering, ceramic tile, built-in kitchen appliances, built-in bookshelves, etc., which were included in the original Condominium plans and specifications. By way of illustration and not of limitation such casualty insurance shall not cover furniture, furnishings or other personal property owned by, used by or in the care, custody, or control of a Owner (whether located within or without the Unit), or fixtures, installations or additions that are placed in an individual Unit by the Owner thereof at his expense. Such coverage shall afford protection against: (a) loss or damage by fire and other hazards covered by the standard extended coverage endorsement; and (b) such other risks as from time to time customarily shall be covered with respect to buildings similar in construction, location and use, including, but not limited to, vandalism and malicious mischief. The maximum deductible amount under any policy shall be one percent (1%) of the face amount of the policy; provided, however, that in no event shall the total amount of insurance after application of any deductibles be less than eighty percent (80%) of the replacement cost of the insured property at the time the insurance is purchased and at each renewal date. Funds to cover deductible amounts shall be included in the operating reserve account maintained by the Association.

2. Comprehensive general liability insurance insuring the Association in an amount not less than One Million Dollars (\$1,000,000.00) for claims for personal injury and/or property damage arising out of a single occurrence, such coverage to include protection against liability for non-owned and hired automobiles and liability for property of others, and, if available, may include coverage for water damage. All liability insurance shall contain cross-liability endorsements to cover liabilities of the Association or of any Owners to an Owner.

3. The Executive Board shall maintain fidelity coverage against dishonest acts by the Association's officers, Executive Board members, trustees and employees, and all others who are responsible for handling funds of the Association. The professional management person or firm employed to manage the Association shall have adequate fidelity coverage against dishonest acts and the existence of such coverage shall satisfy the requirement of this paragraph. If the Association elects to manage its own affairs and directly receive and disburse its own funds (or, if in addition to professional management, the officers or Executive Board members of the Association can and do directly receive or disburse the monies of the Association), then the Executive Board shall provide the coverage set forth in this paragraph.

Any such fidelity bonds shall name the Association as an obligee; shall be written in an amount equal to at least 150% of the estimated annual operating expenses of the Association, including reserves and budgeted special assessments; shall contain waivers of any defense based on

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the exclusion of persons who serve without compensation from any definition of "employee" or similar expression.

B. Premiums upon insurance policies purchased by the Association shall be paid by the Association and charged as Common Expenses, to be assessed and collected from all of the Owners of Units in proportion to each Unit's share in the Allocated Interests, unless otherwise specifically allocated by the Executive Board, in its sole discretion.

C. If the insurance described in this Article is not reasonably available, the Association shall promptly cause notice of that fact to be hand delivered or sent prepaid by United States mail to all Owners.

D. All insurance policies purchased by the Association shall be for the benefit of the Association and the Owners and their mortgagees, as their respective interests may appear, and shall provide that all proceeds payable as a result of casualty losses shall be paid to the Association. The Association shall hold such proceeds in trust for the benefit of the Association, the Owners and their respective mortgagees in the following shares:

1. Proceeds on account of damage to Common Elements: in undivided shares for each Owner and his mortgagee, if any, which shares as to each Unit are shown on Exhibit "B" attached hereto, or as may be amended from time to time.

2. Proceeds on account of damages to Units shall be held in the following undivided shares:

a. Partial destruction when the Condominium is to be restored: for the owners of damaged Units in proportion to the costs of repairing the damage suffered by each damaged Unit; or

b. Total destruction of the Condominium or where the Condominium is not to be restored: for all Owners, the share of each Owner being such Owner's respective interest ("Respective Interest") as provided in Section 47C-2-118(h) of the Act.

E. In the event a mortgagee endorsement has been issued as to a Unit, the share of the Owner shall be held for the mortgagee and the Owner as their interests may appear, but nothing herein shall be construed so as to give any mortgagee the right to participate in the determination of reconstruction or repair.

ARTICLE XXIV.

RECONSTRUCTION OR REPAIR OF CASUALTY DAMAGE

A. If any part of the Condominium shall be damaged by casualty, the damaged area shall be reconstructed or repaired unless:

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1. The Condominium is terminated as provided in Article XXIX hereof; or
2. Repair or replacement would violate any state or local health or safety statute or ordinance; or
3. The Owners, by a vote of Owners entitled to cast at least eighty percent (80%) of the votes of the Association (including one hundred percent (100%) of the Owners of Units which shall not be rebuilt or whose Limited Common Elements shall not be restored) determine not to rebuild or restore all or any portion of the damaged area.

B. Any reconstruction or repair shall be performed substantially in accordance with the plans and specifications shown on the Condominium Plan.

C. If the damage is only to those parts of one or more Units for which the responsibility for maintenance and repair is that of the Owner, then the Owner shall be responsible for reconstruction and repair after casualty. In all other instances, the responsibility of reconstruction and repair after casualty shall be that of the Association.

D. Immediately after the casualty causing damage to property for which the Association has the responsibility for maintenance and repair, the Association shall obtain reliable and detailed estimates of the cost to place the damaged property in condition as good as that before the casualty. Such costs may include professional fees and premiums for such bonds as the Executive Board deems necessary or appropriate.

E. When the damage is to both Common Elements and Units or to Common Elements only, the insurance proceeds shall be payable to the Association and shall be applied first to the cost of repairing the Common Elements and the balance to the cost of repairing the Units.

F. In the event less than all of the damaged area is to be repaired or restored, the insurance proceeds shall be utilized and/or distributed as follows:

1. Proceeds attributable to damaged Common Elements shall be used to restore such Common Elements to a condition compatible with the remainder of the Condominium;
2. Proceeds attributable to Units and to Limited Common Elements which are not rebuilt or restored shall be distributed to the Owners of Units which are not rebuilt or restored and to the owners of Units appurtenant to the damaged Limited Common Elements, in proportion to the damage to such Unit and/or Limited Common Elements and to the mortgagees of all such Units, as their interests may appear; and
3. Any remaining proceeds shall be distributed among all Owners and mortgagees, as their interests may appear, in proportion to the Allocated Interests of each Owner's Unit.

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G. Each Owner shall be deemed to have delegated to the Executive Board of the Association his right to adjust with insurance companies all losses under policies purchased by the Association.

H. All remittances to Owners and their mortgagees shall be payable jointly to them.

I. In the event that Owners vote not to rebuild a damaged Unit, that Unit's Allocated Interests shall be automatically reallocated among the remaining Units at the time of such vote. The Association shall prepare, execute and record an amendment to the Declaration reflecting such reallocation.

J. The cost of repair or replacement of a Common Element in excess of insurance proceeds and reserves is a Common Expense of the Association.

ARTICLE XXV.
CONDEMNATION OF COMMON
ELEMENTS OR UNITS

A. In the event a Unit or a portion thereof is acquired by eminent domain, the condemnation award therefor shall be paid to the Owner. In such an event, if the condemning authority does not acquire the Unit's share of Allocated Interests in the Common Elements, that Unit's Allocated Interests are automatically reallocated as provided in Section 47C-1-107 of the Act and in accordance with the basis for allocation provided in this Declaration. The Association shall prepare, execute and record an amendment to the Declaration reflecting such reallocation. Any portion of a Unit remaining after condemnation which may not practically or lawfully be used for residential purposes shall thereafter be a part of the Common Elements.

B. In the event a portion of the Common Elements is acquired by eminent domain, any portion of the condemnation award attributable to the taking of Limited Common Elements shall be paid to the Association as trustee for Unit Owners, and the Association shall apportion the award among the Owners of Units to which such Limited Common Elements were allocated at the time of the taking, in shares of equal value, or in such other proportion in accordance with applicable law as the Association, in its reasonable discretion, shall determine.

C. In the event a portion of the Common Elements is acquired by eminent domain, any portion of the condemnation award not payable to Owners under Paragraph B of this Article shall be paid to the Association.

D. The Association is hereby designated to represent the Unit Owners, as attorney-in-fact, in any related proceedings, negotiations, settlements, or agreements.

ARTICLE XXVI.
ASSOCIATION TO MAINTAIN REGISTER
OF OWNERS AND MORTGAGEES

The Association shall at all times maintain a register setting forth the names of the Owners of all of the Units. In the event of the sale or transfer of any Unit to a third party, the purchaser or transferee shall notify the Association in writing of his interest in such Unit, together with such recording information as shall be pertinent to identify the instrument by which such purchaser or transferee has acquired his interest in any Unit. Further, the Owner of each Unit shall notify the Association of the names of the parties holding any mortgage on his Unit, the amount of such mortgages and the recording information which shall be pertinent to identify the mortgages. The holder of any mortgage upon any Unit may, if it so desires, notify the Association of the existence of the mortgage held by such party and, upon receipt of such notice, the Association shall register in its records all pertinent information relating thereto.

ARTICLE XXVII.
ASSESSMENTS: LIABILITY, LIEN AND ENFORCEMENT

The Association is given the authority to administer the operation and management of the Condominium, it being recognized that the delegation of such duties to one entity is in the best interest of the Owners of all Units. To administer properly the operation and management of the Condominium, the Association will incur for the mutual benefit of all of the Owners of Units, costs and expenses which are sometimes herein referred to as "Common Expenses." It is specifically provided, without limitation, that ad valorem taxes, public assessments and government liens levied against the Common Elements are Common Expenses. To provide the funds necessary for such proper operation, management and capital improvement, the Association is hereby granted the right to make, levy and collect assessments against the Owners and their Units. In furtherance of this grant of authority to the Association to make, levy and collect assessments to pay the costs and expenses for the operation, management of and capital improvements to the Condominium, the following provisions shall be operative and binding upon the Owners of all Units, including the Declarant.

A. The Common Expense Liability allocated to each Unit shall be as follows: (i) each Land Unit shall be allocated five percent (5%); and (ii) each Developed Unit shall be allocated a fraction of the remaining percentage (i.e., 95%, which is 100% less the aggregate percentage allocated to the Land Unit), the numerator of which is one (1) and the denominator of which is the number of Developed Units included within the Condominium at that time. Except for those other assessments specifically permitted herein to be assessed against a Unit Owner, all assessments levied against the Unit Owners and their Condominium Units shall be uniform with respect to each type of Unit. Unless specifically otherwise provided for in this Declaration, all assessments made by the Association shall be in proportion to the Common Expense Liability of the various Units; provided, however, that any portion of the Common Expense which, in the reasonable opinion of the Executive Board, benefits fewer than all Owners, may be assessed solely against the Owners so benefitted, in such proportions as the Executive Board, in its reasonable discretion, shall determine.

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In the event utility services which are provided to Owners are charged to and paid by the Association, the cost of such utilities shall be a part of the Common Expenses and levied against each Owner in such proportions as the Executive Board, in its reasonable discretion, shall determine.

B. Assessments provided for herein shall be payable in monthly installments or such other installments as may be determined by the Executive Board of the Association. Unless delayed by the Association, such assessments shall commence as to all Units on the first day of the month following conveyance of the first Unit by the Declarant. The first annual assessment shall be adjusted according to the number of months then remaining in that fiscal year. During that portion of the Association's fiscal year from the recording of this Declaration to the end of such fiscal year, the annual Assessment applicable to each Condominium Unit shall be as set forth in the estimated budget for the Condominium delivered to each purchaser of a Condominium Unit. Until the Association makes a Common Expense assessment, Declarant shall pay all Common Expenses.

C. In addition to the annual assessment authorized above, subject to the approval of the Unit Owners, the Executive Board may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of the Common Elements, including fixtures and personal property related thereto.

D. The Executive Board of the Association shall adopt an annual budget in advance for the following fiscal year. Such budget shall project all expenses for the forthcoming year which may be required for the proper operation, management and maintenance of the Condominium, including a reasonable allowance for contingencies and reserves, and the budget shall take into account anticipated income which is to be applied in reduction of the amounts required to be collected as an assessment each year. The Executive Board shall keep separate, in accordance with paragraph "F" of this Article XXVII, items relating to operation and maintenance from items relating to capital improvements. Within thirty (30) days after adoption of a budget, the Executive Board shall provide a summary thereof to all Unit Owners, and shall set a date for a meeting of the Unit Owners to consider ratification of the budget, not less than fourteen (14) nor more than thirty (30) days after mailing of the summary. Unless the meeting is the annual meeting of the Association, there shall be no requirement that a quorum be present at the meeting. The budget is ratified unless at that meeting Unit Owners holding a majority of the Allocated Interest in the Common Elements reject the budget. In the event the proposed budget is rejected, the budget last ratified shall be continued until such time as the Unit Owners ratify a subsequent budget proposed by the Executive Board.

E. Until December 31 of the year in which the first Developed Unit is conveyed to an Owner, the maximum annual assessment shall be \$1,800.00 (or \$150.00 per month) for each Developed Unit. From and after January 1 of the year immediately following the conveyance of the first Developed Unit to an Owner, the maximum annual assessment may be increased each year by not more than 25% of the previous assessment without approval in accordance with Article XXX (E).

F. The Executive Board of the Association, in establishing the annual budget for operation, management and maintenance of the Condominium, shall designate therein a sum to be

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collected and maintained out of the annual Assessment as a reserve fund for replacement of and capital improvements to the Common Elements (Capital Improvement Fund). This Fund shall be for the purpose of enabling the Association to replace structural elements and mechanical equipment constituting a part of the Common Elements, as well as the replacement of portions of the Common Elements. The amount to be allocated to the Capital Improvement Fund shall be established by the Executive Board so as to collect and maintain a sum reasonably necessary to anticipate the need for replacement of Common Elements. The amount collected for the Capital Improvement Fund may be maintained in a separate account by the Association and such monies shall be used only to make capital improvements to Common Elements. Any interest earned on monies in the Capital Improvement Fund may, in the discretion of the Executive Board of the Association, be expended for current operation and maintenance.

G. All monies collected by the Association shall be treated as the separate property of the Association, and such monies may be applied by the Association to the payment of any expense of operating and managing the Condominium, or to the proper undertaking of all acts and duties imposed upon it by virtue of this Declaration, the Articles of Incorporation and the Bylaws of the Association. As monies for any assessment are paid to the Association by any Owner of a Unit, the same may be commingled with monies paid to the Association by the other Owners of Units. Although all funds and common surplus, including other assets of the Association, and any increments thereto or profits derived therefrom or from the leasing or use of Common Elements shall be held for the benefit of the members of the Association, no member of the Association shall have the right to assign, hypothecate, pledge or in any manner transfer his membership interest therein, except as an appurtenance to his Unit. When the Owner of a Unit shall cease to be a member of the Association by reason of his divestment of ownership of such Unit, by whatever means, the Association shall not be required to account to such Owner for any share of the funds or assets of the Association, or which may have been paid to the Association by such Owner, as all monies which any Owner has paid to the Association shall be and constitute an asset of the Association which may be used in the operation and management of the Condominium.

H. The payment of any assessment or installment thereof shall be in default if such assessment or installment is not paid to the Association within thirty (30) days of the due date for such payment. When in default, the delinquent assessment or delinquent installment thereof due to the Association shall bear interest at the rate of twelve percent (12%) per annum (or at such other rate as is specified in N.C. Gen. Stat. Section 47C-3-115(b), as amended from time to time) until such delinquent assessment or installment thereof, and all interest due thereon, has been paid in full to Association. Any assessment levied pursuant to this Declaration, or any installment thereof, which is not paid within ten (10) days after it is due, shall be subject to such reasonable late charge per month for each monthly assessment in arrears as the Executive Board may from time to time fix. All monies owing to the Association shall be due and payable at the main office of the Association in the State of North Carolina.

I. The Owner or Owners of each Unit shall be personally liable, jointly and severally, to the Association for the payment of all assessments, regular or special, which may be levied by the Association against such Unit while such party or parties are Owner or Owners of a Unit. In the event that any Owner or Owners are in default in payment of any assessment or installment thereof

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owed to the Association, such Owner or Owners shall be personally liable, jointly and severally, for interest on such delinquent assessment or installment thereof as above provided, and for all late charges and costs of collecting such assessment or installment thereof and interest thereon, including reasonable attorneys' fees, whether suit be brought or not. Any Unit shall be conveyed subject to a lien for any unpaid Assessments subject to the provisions of Section 47C-3-116(f) of the Act and this Declaration, but the personal obligation for delinquent assessments shall not pass to successors in title unless expressly assumed by them.

J. No Owner of a Unit may exempt himself from liability for any assessment levied against him or his Unit by waiver of the use of enjoyment of any of the Common Elements, or by abandonment of the Unit or in any other way.

K. Recognizing that proper operation and management of the Condominium requires the continuing payment of costs and expenses therefor, and that such proper operation and management results in benefit to all of the Owners of Units, and that the payment of such Common Expenses represented by the assessments levied and collected by the Association is necessary in order to preserve and protect the investment of each Owner, the Association is hereby granted a lien upon each Unit and its appurtenant Allocated Interests, which lien shall secure and does secure the monies due for all assessments now or hereafter levied against the Owner of each such Unit, which lien shall also secure interest, if any, which may be due on the amount of any delinquent assessments owing to the Association, and which lien shall also secure all late charges, fines and all costs and expenses, including reasonable attorneys' fees, which may be incurred by the Association in enforcing this lien upon said Unit and its appurtenant Allocated Interests in the Common Elements. The lien granted to the Association may be foreclosed in the same manner that real estate deeds of trust and mortgages may be foreclosed under power of sale under the laws of the State of North Carolina, and in any suit for the foreclosure of said lien, the Association shall be entitled to a reasonable rental from the Owner of any Unit from the date on which the payment of any assessment or installment thereof became delinquent, and shall be entitled to the appointment of a receiver for said Unit. The lien granted to the Association shall further secure such interest on the delinquent assessments, costs of collection, including but not limited to court costs and reasonable attorney's fees, advances for taxes, payments on account of superior mortgages, liens or encumbrances which may be required to be advanced by the Association in order to preserve and protect its lien, and the Association shall further be entitled to interest at the rate of twelve percent (12%) per annum (or at such other rate as is specified in N.C. Gen. Stat. Section 47C-3-115(b), as amended from time to time) on any advances made for such purpose. All persons, firms or corporations who shall acquire, by whatever means, any interest in the ownership of any Unit, or who may be given or acquire a mortgage, lien or other encumbrance thereon, are hereby placed on notice of the lien rights granted to the Association, and shall acquire such interest in any Unit expressly subject to such lien rights, except as otherwise provided in this Declaration.

L. The lien herein granted unto the Association shall be enforceable from and after the time of recording a claim of lien in the Wake County public records, in the manner provided by Article 8 of Chapter 44 of the North Carolina General Statutes, which claim shall state the description of the Unit encumbered thereby, the name of the record owner, the amount due and the date when due. The claim of lien shall be recordable any time after default and the lien shall

continue in effect until all sums secured by said lien as herein provided shall have been fully paid. Such claims of lien shall include only assessments which are due and payable when the claim of lien is recorded, plus interest, fees, charges, late charges, fines, costs, reasonable attorneys' fees, advances to pay taxes and prior encumbrances and interest thereon, all as above provided. Such claims of lien shall be signed and verified by an officer or agent of the Association. Upon full payment of all sums secured by such claim of lien, it shall be satisfied of record.

The lien provided for herein shall be subordinate to: (i) the lien for any first deed of trust or mortgage recorded before the delinquent assessment became due and payable; (ii) any liens and encumbrances recorded before the docketing of the lien (including any mortgage or deed of trust which is not a first lien); and (iii) liens for real estate taxes and other governmental assessments or charges against the Unit. Any person, firm or corporation acquiring title to any Unit and its appurtenant Allocated Interests in the Common Elements by virtue of a foreclosure of a first deed of trust, deed in lieu of foreclosure of a first deed of trust or judicial sale relating to a first deed of trust, shall be liable and obligated only for assessments as shall accrue and become due and payable for said Unit and its Allocated Interests in the Common Elements subsequent to the date of acquisition of such title, and shall not be liable for the payment of any assessments which were in default and delinquent at the time it acquired such title. In such event, any assessments as to which the party so acquiring title shall not be liable shall be absorbed and paid by all Owners of all Units as a part of the Common Expense, including such purchaser, its heirs, successors and assigns. Nothing herein contained shall be construed as releasing the party liable for such delinquent assessment from the payment thereof or the enforcement of collection of such payment by means other than foreclosure of his former Unit.

The lien herein granted to the Association will not be affected by the sale or transfer of a Unit, except in the case of a foreclosure of a Unit by the holder of a first deed of trust thereon, in which case the foreclosure will extinguish the lien for any assessments due and payable prior to the foreclosure sale, but will not relieve any subsequent Owner of the Unit from responsibility for all assessments due and payable from and after the date of the foreclosure sale.

M. Whenever any Unit may be leased, sold or mortgaged by the Owner thereof, the Association, upon written request of the Owner, shall furnish to the proposed lessee, purchaser or mortgagee, a statement verifying the status of payment of any assessment which shall be due and payable to the Association as to such Unit. Such statement shall be executed by any officer of the Association, and any lessee, purchaser or mortgagee may rely upon such statement in concluding the proposed lease, purchase or mortgage transaction, and the Association shall be bound by such statement.

N. In any voluntary conveyance of a Unit, the purchaser thereof shall not be personally liable for any unpaid assessments owed by the seller prior to the time of such voluntary conveyance, absent an express written assumption of such liability by the purchaser.

O. Institution of a suit at law to attempt to effect collection of the payment of any delinquent assessment shall not be deemed to be an election by the Association which shall prevent it from thereafter seeking, by foreclosure action, enforcement of the collection of any sums

remaining owing to it, nor shall proceeding by foreclosure to attempt such collection be deemed to be an election precluding the institution of a suit at law to collect any sum then remaining owing to Association.

P. In order to insure that the Association will have sufficient monies available to meet operational needs during the initial months of the existence of each phase of the Condominium, the Association has established a working capital fund. At the earlier of either (i) the termination of the Declarant Control Period, (ii) the occupancy of a Unit, or (iii) the time of the closing of the first sale of each Unit, an amount equal to two-twelfths (2/12ths) of the current annual assessment established by the Association for such Unit shall be paid to the Association. The Declarant shall pay such amount in the event of the termination of the Declarant Control Period or the occupancy of a Unit without a sale, but the Declarant shall be entitled to be reimbursed for such amount by the purchaser thereof upon a later sale of such Unit by the Declarant. In the event of any other first sale of a Unit, the purchaser thereof shall pay such working capital amount to the Association at closing. Declarant shall not be entitled to use working capital funds to defray any of Declarant's expenses, reserve contributions or construction costs or to make up any budget deficits paid by Declarant during the Declarant Control Period. No payments made into the working capital fund shall be considered advance or current payment of regular assessments. The working capital fund shall be maintained in a segregated account by the Association.

ARTICLE XXVIII.
COMMON SURPLUS

"Common Surplus," meaning all funds and other assets of the Association (including excess of receipts of the Association, including but not limited to assessments, rents, profits and revenues from whatever source) over the amount of the Common Expenses, shall be owned by the Owners of all Units in the same proportion that the Allocated Interests in Common Elements appurtenant to each Owner's Unit bears to the total of all Allocated Interests in Common Elements appurtenant to all Units. The Common Surplus shall be held by the Association in the manner prescribed in, and subject to, the terms, provisions and conditions of this Declaration; provided, however, that the Association shall have the sole discretion as to whether any distribution of Common Surplus should be made to Owners and, if so, when. Nothing in this Article shall require periodic distributions of Common Surplus. Except for distribution of any insurance proceeds as herein provided, or upon termination of the Condominium, any attribution or distribution of Common Surplus which may be made from time to time shall be made to the then Owners of Units in accordance with their Allocated Interests in the Common Elements.

ARTICLE XXIX.
TERMINATION

The Condominium shall be terminated, if at all, in the following manner:

A. Except in the case of a taking of all the Units by eminent domain, the Condominium may be terminated only by agreement of: (i) Owners to which at least eighty percent (80%) of the votes in the Association are allocated and (ii) Institutional Lenders (as defined in Article XXXII of

this Declaration) representing at least sixty-seven percent (67%) of the votes of Units which are subject to mortgages held by Institutional Lenders; provided, however, if a termination of the Condominium follows destruction or a taking by eminent domain of a substantial portion of the Condominium, the agreement of Institutional Lenders representing at least fifty-one percent (51%) of the votes of Units which are subject to mortgages held by Institutional Lenders is required. An Institutional Lender shall be deemed to have agreed to the termination if it fails to respond to a written notice of termination within thirty (30) days following its receipt of such notice, which notice was sent by certified or registered mail, "return receipt" requested. In the event termination is approved, a termination agreement to that effect shall be executed in the same manner as a deed and duly recorded in accordance with Section 47C-2-118 of the Act. The termination agreement shall become effective when it has been recorded in the public records of Wake County, North Carolina, and shall specify a date after which it will be void unless then recorded.

B. Following termination of the Condominium, the Association, on behalf of the Owners, may contract for the sale of real estate in the Condominium, but such contract shall not be binding on the Owners until approved by agreement of Owners owning at least eighty percent (80%) of the Allocated Interests in the Common Elements and the termination agreement described above reflects such approval and is recorded as required. For purposes of any such sale following termination, title to that real estate, upon approval of sale, shall be deemed vested in the Association as Trustee for the holders of all interests in the Units and the Common Elements. Thereafter, the Association has all powers necessary and appropriate to effect the sale. Until the sale has been concluded and the proceeds thereof distributed, the Association shall continue in existence with all powers vested in the Association before the termination. Proceeds of the sale shall be held by the Association as Trustee, and must be distributed to Owners and lien holders, as their interests may appear, in proportion to the respective interests of the Owners and their mortgagees as provided in the Act. Unless otherwise specified in the termination agreement, as long as the Association is deemed to hold title to the real estate, each Owner and his successors in interest shall have an exclusive right to occupancy of the portion of the real estate that formerly constituted his Unit. During the period of that occupancy, each Owner and his successors in interest remain liable for all assessments and other obligations imposed on Owners by law and under this Declaration, and shall remain liable for all assessments and other obligations imposed on Owners by law and under this Declaration.

C. In the event the real estate constituting the Condominium is not to be sold following termination, title to the Common Elements and to all real estate in the Condominium shall vest in the Owners as tenants in common in accordance with their respective interests as provided in the Act, and all liens on such Units shall shift accordingly. While such tenancy in common exists, each Owner and his successors in interest shall have an exclusive right to occupancy of the property that formerly constituted his Unit, and shall remain liable for all assessments and other obligations imposed on Owners by law and under this Declaration.

D. Following termination, creditors of the Association holding liens on Units which were recorded prior to the effective date of termination of the Condominium, may enforce those liens in the same manner as any lienholder. All other creditors of the Association shall be treated as if they had perfected liens on the Units immediately before termination.

E. As provided in the Act, the respective ownership interests of Owners described in this Article XXIX are the fair market values of their Units and Common Element interests immediately before the termination, as determined in an appraisal prepared by one or more independent appraisers selected by the Association. The appraisal shall be distributed to the Owners and shall become final unless disapproved within thirty (30) days after distribution by Owners of Units to which twenty-five percent (25%) of the votes in the Association are allocated.

ARTICLE XXX.
AMENDMENT OF DECLARATION

This Declaration may be amended in the following manner:

A. An Amendment to this Declaration may be proposed by the Executive Board of the Association acting upon a vote of a majority of its Board Members, or by Owners of Units to which more than fifty percent (50%) of the votes in the Association are allocated, whether meeting as members or by instrument in writing signed by them. Upon any amendment to this Declaration being proposed by the Executive Board or Owners, the proposed amendment shall be transmitted to the President of the Association, or other officer of the Association in the absence of the President, who shall thereupon call a special meeting of the members of the Association for a date not sooner than twenty (20) days nor later than sixty (60) days from receipt by him of the proposed amendment. It shall be the duty of the Secretary to give to each member written or printed notice of such special meeting, stating the time and place thereof, and reciting the proposed amendment in reasonably detailed form, which notice shall be mailed not less than ten (10) days nor more than fifty (50) days before the date set for such special meeting. If mailed, such notice shall be deemed to be properly given when deposited in the United States Mail addressed to the member at his address as it appears on the records of the Association, first class postage thereon prepaid. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver, when filed in the records of the Association, whether before or after the holding of the meeting, shall be deemed equivalent to the giving of notice to such member. Except as required by N.C. Gen. Stat. Section 47C-2-117(d), or any other provision of the Act, or as specifically provided elsewhere in this Declaration, an affirmative vote of, or written agreement signed by, Owners to which at least sixty-seven percent (67%) of the votes in the Association are allocated shall be required in order for such Amendment to become effective. Upon adoption, such amendment of this Declaration shall be transcribed and certified by the President and Secretary of the Association as having been duly adopted. The original or an executed copy of such amendment, so certified and executed with the same formalities as a deed, shall be recorded in the Public Records of Wake County, North Carolina. Such amendment shall specifically refer to the recording data identifying the Declaration and shall become effective upon recordation. Thereafter, a copy of said amendment in the form in which the same was placed of record by the officers of the Association shall be delivered to the Owners of all Units, but delivery of a copy thereof shall not be a condition precedent to the effectiveness of such amendment. At any meeting held to consider such amendment, the written vote of any member of the Association shall be recognized if such member is not in attendance at such meeting or represented thereat by proxy, provided such written vote is delivered to the Secretary of the Association prior to such meeting or at such meeting.

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B. Notwithstanding any other provision of this Declaration to the contrary, the Declarant shall have the right to amend this Declaration pursuant to Article V of this Declaration, without the consent or joinder of any Owners or their mortgagees.

C. Notwithstanding any other provision of this Declaration to the contrary, the Association shall have the right to amend this Declaration pursuant to the provisions of N.C. Gen. Stat. Section 47C-1-107, Article XXIV and Article XXV of this Declaration, without the consent of any Owners or their mortgagees.

D. Except to the extent expressly permitted or required by this Declaration, consistent with the North Carolina Condominium Act, no amendment to this Declaration may create or increase additional Development Rights or Declarant's Rights, increase the number of Units allowed hereunder, or change the boundaries of any Unit, the allocated interest of a Unit, or the uses to which any Unit is restricted, without the unanimous consent of the Owners of all Units and the consent of Institutional Lenders, as hereinafter defined, as provided in Paragraph (E) below.

E. No material alteration, amendment or modification of this Declaration, the Articles of Incorporation or Bylaws of the Association shall become effective without the prior written consent of Institutional Lenders (as hereinafter defined) who represent at least fifty-one percent (51%) of the votes of Units that are subject to mortgages held by Institutional Lenders. For the purposes of this paragraph, any amendment to the following provisions of this Declaration, the Articles of Incorporation or Bylaws shall be deemed material:

voting rights;

increases in assessments that raise the previously assessed amount by more than 25%, assessment liens, or the priority of assessment liens;

reductions in reserves for maintenance, repair, and replacement of Common Elements;

responsibility for maintenance, repairs and replacements;

reallocation of interests in the general or limited Common Elements, or rights to their use;

redefinition of any Unit boundaries;

convertibility of Units into Common Elements or vice versa;

expansion or contraction of the Condominium, or the addition, annexations or withdrawal of property to or from the Condominium;

hazard or fidelity insurance or bond requirements;

imposition of any restrictions on the leasing of Units;

imposition of any restrictions on a Unit Owner's right to sell or transfer his or her Unit;

a decision by the Association to establish self-management if professional management had been required previously by Association documents or by an eligible mortgage holder;

restoration or repair of the Condominium (after damage or partial destruction) in manner other than that specified in this Declaration, the Articles of Incorporation or the Bylaws; or

any provisions that expressly benefit mortgage holders, insurers or guarantors.

Provided, however, that nothing in this paragraph shall be construed to require the consent of an Institutional Lender as to amendments allowed under Articles V or XXV of this Declaration. Provided further, that an Institutional Lender shall be deemed to have approved any material amendment if it fails to respond to a written notice of amendment within thirty (30) days following its receipt of such notice, which notice was sent by certified or registered mail, "return receipt" requested.

F. Notwithstanding any other provision of this Declaration to the contrary, no alteration, amendment or modification of the rights and privileges granted and reserved hereunder in favor of Declarant shall be made without the written consent of Declarant being first had and obtained.

ARTICLE XXXI.
REMEDIES IN EVENT OF DEFAULT

The Owner of each Unit and the Association shall be governed by and shall comply with the provisions of this Declaration, the Articles of Incorporation and Bylaws of the Association, and lawful rules and regulations and decisions of the Association as any of the same are now constituted or as they may be amended from time to time. The Association and each Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of the Declaration the Articles of Incorporation and Bylaws of the Association, and lawful rules and regulations and decisions of the Association as any of the same are now constituted or as they may be amended from time to time. A default by the Association or a default by the Owner of any Unit shall entitle the Association or any Owner to the following relief:

A. Failure to comply with any of the terms of this Declaration or other restrictions and regulations contained in the Articles of Incorporation or Bylaws of the Association, or which may be adopted pursuant thereto, shall be grounds for relief including without limitation an action to recover sums due for damages (as appropriate), injunctive relief, foreclosure of lien, or any combination thereof. Such relief may be sought by the Association or by any Owner against the defaulting party, whether another Owner or the Association.

B. As provided herein and in the Bylaws, each Owner shall be liable for the expense of any maintenance, repair or replacement rendered necessary by his act, neglect or carelessness, or by that of any member of his family, or his or their guests, employees, agents or lessees, but only to the

extent that such expense is not met by the proceeds of insurance carried by the Association. Such liability shall include any increase in fire insurance rates occasioned by use, misuse, occupancy or abandonment of a Unit or its appurtenances. Nothing herein contained, however, shall be construed so as to modify any waiver by insurance companies of rights of subrogation.

C. The Bylaws of the Association provide that the Association may fine an Owner for each violation of this Declaration, the Bylaws or the Rules and Regulations of the Association, or may assess liability for damage to Common Elements caused by an Owner, which damage is not covered by the Association's insurance. As set forth in the Bylaws, a hearing for an accused Owner must be held before an adjudicatory panel appointed by the Association, which panel shall accord to the party charged with the violation: (i) notice of the charge; (ii) opportunity to be heard and to present evidence; and (iii) a notice of the decision. Any such fine or liability assessment shall be both the personal obligation of the Owner against whom the fine is assessed and a lien upon the Unit of such owner and its appurtenant Allocated Interest, to the same extent as the assessments described in Article XXVII hereof.

D. If damage is inflicted on any Unit by an agent of the Association acting within the scope of his activities as such agent, the Association shall be liable to repair such damage or to reimburse the Owner for the cost of repairing such damages. The Association shall also be liable for any losses to the Owner.

E. In any proceeding arising because of an alleged default by an Owner, the Association, if successful, shall be entitled to recover the costs of the proceeding and such reasonable attorneys' fees as may be determined by the Court.

F. The failure of the Association or any Owner to enforce any right, provision, covenant or condition which may be granted by this Declaration or the other above mentioned documents shall not constitute a waiver of the right of the Association or of the Owner to enforce such right, provision, covenant or condition in the future.

G. All rights, remedies and privileges granted to the Association or the Owner of a Unit, pursuant to any terms, provisions, covenants or conditions of this Declaration or other above mentioned documents, shall be deemed to be cumulative, and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party thus exercising the same from exercising such other and additional rights, remedies or privileges as may be available to such party at law or in equity.

H. The failure of Declarant to enforce any right, privilege, covenant or condition which may be granted to it by this Declaration or other above mentioned documents shall not constitute a waiver of the right of Declarant to thereafter enforce such right, provision, covenant or condition in the future.

I. The failure of an Institutional Lender, as said term is herein defined, to enforce any right, provision, privilege, covenant or condition which may be granted to it by this Declaration or

other above-mentioned documents, shall not constitute a waiver of the right of said party or parties to thereafter enforce such right, privilege, covenant or condition in the future.

ARTICLE XXXII.
RIGHTS RESERVED UNTO INSTITUTIONAL LENDERS

A. "Institutional Lender" or "Institutional Lenders," as the terms are used herein, shall mean and refer to banks, savings and loan associations, insurance companies, other firms or entities customarily affording loans secured by liens on residences, the Federal Housing Administration ("FHA"), the Federal National Mortgage Association ("FNMA") and eligible insurers and governmental guarantors who have served written notice on the Association as provided in this Article. In addition to any other rights set forth in this Declaration, so long as any Institutional Lender shall hold any mortgage upon any Unit, or shall be the owner of any Unit, such Institutional Lender shall have the following rights:

1. To be given timely written notice as to any lapse, cancellation or material modification of any insurance policy maintained by the Association.
2. To examine, at reasonable times and upon reasonable notice, the books and records of the Association and the annual financial statement and report of the Association, prepared by an independent accountant designated by the Association, such financial statement and report to be available within one hundred twenty (120) days following the end of the Association's previous fiscal year.
3. To be given timely written notice by the Association of the call of any meeting of the membership to be held for the purpose of considering any material alteration, amendment or modification of this Declaration, the Articles of Incorporation or the Bylaws, as set out in Paragraph E of Article XXX of this Declaration, and timely written notice of any other action that requires the consent of a specified percentage of Institutional Lenders. Such notice shall state the nature of the amendment or action being proposed.
4. To be given timely written notice of any delinquency in the payment of any assessment or charge (which delinquency remains uncured for a period of sixty (60) days) by any Owner owning a Unit encumbered by a mortgage held by such Institutional Lender.
5. To be given timely written notice of any condemnation or casualty loss which affects either a material portion of the Condominium or the Unit securing its mortgage.

Whenever any Institutional Lender desires the provisions of this Declaration to be applicable to it, it shall serve or cause to be served written notice of such fact upon the Association by Registered Mail or Certified Mail addressed to the Association at its registered office identifying the Unit or Units upon which such Institutional Lender holds a mortgage or mortgages, or identifying any Units owned by it, together with sufficient pertinent facts to identify any mortgage or mortgages which may be held by it or them, and which notice shall designate the place to which notices are to be given by the Association to such Institutional Lender.

ARTICLE XXXIII.
RIGHT OF DECLARANT TO DESIGNATE
MEMBERS OF EXECUTIVE BOARD OF THE ASSOCIATION

Pursuant to the provisions of N.C. Gen. Stat. Section 47C-3-103, Declarant reserves the right to designate and select a majority of the persons who shall serve as Members of each Executive Board of the Association during the Declarant Control Period. Notwithstanding the above, not later than sixty (60) days after conveyance of twenty-five percent (25%) of the Developed Units to Unit Owners other than Declarant, at least one Member of the Executive Board (but not less than 25% of the Members of the Executive Board) shall be elected by Unit Owners other than Declarant. Not later than sixty (60) days after conveyance of fifty percent (50%) of the Developed Units to Unit Owners other than Declarant, not less than thirty-three percent (33%) of the Members of the Executive Board shall be elected by Unit Owners other than the Declarant.

Whenever Declarant shall be entitled to designate and select any person to serve on any Executive Board of the Association, the manner in which such person shall be designated shall be as provided in the Articles of Incorporation and/or Bylaws of the Association, and Declarant shall have the right to remove any person selected by it to act and serve on said Executive Board and to replace such person with another person to act and serve in the place of any Board Member so removed for the remainder of the unexpired term of any Board Member so removed. Any Board Member designated and selected by Declarant need not be an Owner or a resident of the Condominium.

ARTICLE XXXIV.
CONVEYANCE OR ENCUMBRANCE OF COMMON ELEMENTS

The Common Elements may only be conveyed or subjected to a security interest by the Association if Owners entitled to cast at least eighty percent (80%) of the Votes of the Association, including eighty percent (80%) of the Votes allocated to Units not owned by the Declarant agree to that action; provided, however, all Owners of Units to which any Limited Common Elements or subject it to a security agreement (neither the granting of easements for public utilities or for other public purposes consistent with the intended use of the Common Elements by the Condominium nor the transfer, sale or encumbrance of an undivided interest in the Common Elements, as an appurtenance to a Unit, shall be deemed a transfer within the meaning of this paragraph), all in accordance with Section 47C-3-112 of the Act.

ARTICLE XXXV.
EASEMENTS & DISCLAIMERS FOR GOVERNMENTAL AUTHORITIES

An easement is hereby established over the Common Elements for the benefit of applicable governmental agencies, public utility companies and public service agencies as necessary for setting, removing and reading of meters, replacing and maintaining water, sewer and drainage facilities, electrical, telephone, natural gas, cable antennae and other telecommunication lines, fire fighting, garbage collection, postal delivery, emergency, rescue and public safety activities and law enforcement activities.

Pursuant to the Raleigh City Code Section 10-3074(b), the City of Raleigh shall not be responsible for failing to provide any emergency or regular fire, police or other public service to the Condominium or any Unit when such failure is due to lack of access to such areas due to inadequate design or construction, blocking of access routes, inadequate maintenance, or any other factor within the control of the Declarant, the Association or the owners or occupants of the Units. Accordingly, the Executive Board of the Association is empowered and authorized to make all efforts to assure that there is adequate access to all Units at all times and to correct any blocking of access or defects in access. In addition, neither the City of Raleigh nor the State of North Carolina shall be responsible for maintaining any private street. Such responsibility shall rest with the Association and the owners of the Units in that such private streets will not be constructed to the minimum standards sufficient to allow their inclusion for public maintenance.

ARTICLE XXXVI.
DECLARATION BINDING
ON ASSIGNS AND SUBSEQUENT OWNERS;
DECLARANT BOUND BY CONDOMINIUM DOCUMENTS

The restrictions and burdens imposed by the covenants of this Declaration are intended to and shall constitute covenants running with the land, and shall constitute an equitable servitude upon each Unit and its Allocated Interests in Common Elements. This Declaration shall be binding upon Declarant, its successors and assigns, and upon all parties who may subsequently become Owners of Units in the Condominium, and their respective heirs, legal representatives, successors and assigns. When there are unsold Units in the project, the Declarant, enjoys the same rights and assumes the same duties as they relate to each individual unsold Unit.

Declarant shall be responsible for the payment of any assessments which may be levied by the Association against any Units owned by Declarant, and for complying with the remaining terms and provisions of this Declaration, the Articles and Bylaws in the same manner as any other Owner, except as otherwise expressly provided in this Declaration, the Articles and Bylaws.

In the event of dissolution of Declarant at a time when it is the Owner of a Unit, the rights of the Declarant under this Declaration, the Articles and Bylaws, shall pass to and may be exercised by its successors receiving ownership of any such Unit in dissolution.

ARTICLE XXXVII.
CONTRACT RIGHTS OF ASSOCIATION

The undertakings and contracts authorized by the initial Executive Board (including contracts for the management of the Condominium) shall be binding upon the Association in the same manner as though such undertakings and contracts had been authorized by any Executive Board duly elected by the membership after the property identified herein has been submitted to the plan of condominium ownership, so long as such undertakings and contracts are within the scope of the powers and duties which may be exercised by the Executive Board of the Association in accordance with all applicable condominium documents; and provided further that any undertaking or contract for professional management of the Association entered into by the Association during the time that

the Declarant has the right to appoint a majority of the Executive Board shall contain a provision reserving the right of the Association to terminate such undertaking or contract at any time without penalty upon not more than ninety (90) days written notice to the other party(ies) thereto.

ARTICLE XXXVIII.
MISCELLANEOUS PROVISIONS

A. Severability. In the event that any of the terms, provisions or covenants of this Declaration are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify or impair in any manner whatsoever any of the other terms, provisions or covenants hereof or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable.

B. Liberal Construction; Conflict. The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan of Condominium ownership. Throughout this Declaration, wherever appropriate, the singular shall include the plural and the masculine gender shall include the feminine or neuter. The Article headings are for convenience of reference only and shall not be considered terms of this Declaration. In the event of a conflict between the provisions of this Declaration and the provisions of the Articles of Incorporation or the Bylaws of the Association, the provisions of this Declaration shall prevail over the Articles of Incorporation and the Bylaws and the Articles of Incorporation shall prevail over the Bylaws.

C. FHA/FNMA Approval. As long as the Declarant controls the Association, the following actions will require the prior approval of the Federal Housing Administration ("FHA") and/or Federal National Mortgage Association ("FNMA"), as the case may be: Annexation of additional properties other than that defined herein as Additional Property, dedication of Common Elements, deeding in trust the Common Elements, mergers and consolidations and amendment of this Declaration.

D. Person to Receive Service of Process. The registered agent for the Association is designated as the person to receive service of process in any action which may be brought against or in relation to the Condominium as agent therefor. The initial registered agent of the Association is Tyler B. Morris and his address at the date of this Declaration is 410 N. Boylan Avenue, Suite 138, Raleigh, Wake County, N.C. 27603.

E. Recorded Liens, Encumbrances and Exceptions. The liens, encumbrances and exceptions applicable to the Condominium are listed on attached Exhibit C.

[The rest of this page is left blank. Signatures are on the following page.]

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IN WITNESS WHEREOF, the Declarant has caused this Declaration to be executed under seal by its duly authorized Manager, as of the day and year first above written.

DECLARANT:

GROVE BARTON PARTNERS, LLC,
a N.C. limited liability company (SEAL)

By: *Tyler B. Morris* (SEAL)
Tyler B. Morris, Manager

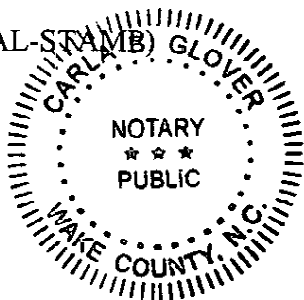
STATE OF NORTH CAROLINA

COUNTY OF Wake

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that **TYLER B. MORRIS**, personally came before me this day and acknowledged that he is ~~President~~ ^{MANAGER} of **GROVE BARTON PARTNERS, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the limited liability company, the foregoing instrument was signed in its name by him/her as its MANAGER ~~President and sealed with its corporate seal.~~

WITNESS my hand and official seal, this the 23 day of November, 2004.

(SEAL-STAMP)



Carla B. Glover

Notary Public

My Commission expires: December 8, 2007

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EXHIBIT "A"

DESCRIPTION OF PROPERTY

BEING all of Lot 3-2 of Grove Barton, containing 5.684 acres as shown on that plat entitled "RECOMBINATION OF J.R. ADAMS PROPERTY INTO LOTS 3-1 & 3-2 GROVE BARTON", prepared by John Y. Phelps, Professional Land Surveyor, dated 8/09/99 and recorded in Book of Maps 1999, Page 1981, in the Office of the Register of Deeds of Wake County, North Carolina, which Plat is incorporated by reference for a more particular description.

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EXHIBIT "B"**SCHEDULE OF UNIT INFORMATION**

<u>DEVELOPED UNIT NO.</u>	<u>VOTES</u>	<u>LIABILITY SHARE OF COMMON EXPENSES^{1 & 3}</u>	<u>UNDIVIDED INTEREST IN COMMON ELEMENTS²</u>
Building 1:			
1-101	1	3.9583%	1/52nd
1-102	1	3.9583%	1/52nd
1-103	1	3.9583%	1/52nd
1-104	1	3.9583%	1/52nd
1-105	1	3.9583%	1/52nd
1-106	1	3.9583%	1/52nd
1-107	1	3.9583%	1/52nd
1-108	1	3.9583%	1/52nd
1-201	1	3.9583%	1/52nd
1-202	1	3.9583%	1/52nd
1-203	1	3.9583%	1/52nd
1-204	1	3.9583%	1/52nd
1-205	1	3.9583%	1/52nd
1-206	1	3.9583%	1/52nd
1-207	1	3.9583%	1/52nd
1-208	1	3.9583%	1/52nd
1-301	1	3.9583%	1/52nd
1-302	1	3.9583%	1/52nd
1-303	1	3.9583%	1/52nd
1-304	1	3.9583%	1/52nd
1-305	1	3.9583%	1/52nd
1-306	1	3.9583%	1/52nd
1-307	1	3.9583%	1/52nd
1-308	1	3.9583%	1/52nd

[Exhibit B continued on following page.]

EXHIBIT "B" (Continued)

SCHEDULE OF UNIT INFORMATION

<u>LAND UNIT NO.</u>	<u>VOTES⁴</u>	<u>LIABILITY SHARE OF COMMON EXPENSES^{1 & 3}</u>	<u>UNDIVIDED INTEREST IN COMMON ELEMENTS²</u>
1	<u>28</u>	<u>5.0000%</u>	<u>28/52nds</u>
TOTALS	52	100%*	1.00

*NOTE: There is a minor difference due to rounding as permitted by the North Carolina Condominium Act.

The Land Unit may be developed or subdivided into the following maximum number of Developed Units:

<u>Land Unit</u>	<u>Number of Developed Units</u>
1	28
Total additional Developed Units	28

Notes:

1. Percentages shown for Common Expense Liability are based upon the initial 24 Developed Units and the maximum number of additional Developed Units in the Land Unit. The Actual shares of Common Expense liability shall be determined in accordance with the relevant provisions of this Declaration from time to time as the Land Unit is developed or subdivided into Developed Units.
2. Undivided Interests in the Common Elements are subject to adjustment as provided in this Declaration if the approved or actual number Developed Units for the Land Unit is changed.
3. As the Land Unit is developed or subdivided into Developed Units, the actual share of Common Expense liability and Undivided Interests in the Common Elements shall be determined in accordance with the relevant provisions of this Declaration.
4. Once the Land Unit is developed or subdivided into Developed Units, each Developed Unit shall have 1 vote.

EXHIBIT "C"

RECORDED LIENS, ENCUMBRANCES AND EXCEPTIONS

1. The lien for ad valorem real property taxes for the year 2004 and thereafter, which are not yet due and payable.
2. All matters shown or disclosed on the Plans and/or on plats recorded in Book of Maps 1999, Page 1981, and Book of Maps 1998, Page 1098, in the Office of the Register of Deeds of Wake County, North Carolina, including but not limited to slope easements, drainage easement, sanitary sewer easement, Neuse River buffer and additional reserved right-of-way for Lynn Road.
3. Easement to Carolina Power and Light Company recorded in Book 8179, Page 2480, in the Office of the Register of Deeds of Wake County, North Carolina.
4. Right of way to Southern Bell Telephone and Telegraph Company recorded in Book 5069, Page 784, in the Office of the Register of Deeds of Wake County, North Carolina.
5. Declaration of Easements recorded in Book 8464, Page 1038, and re-recorded in Book 8471, Page 533, in the Office of the Register of Deeds of Wake County, North Carolina.
6. Easement to the City of Raleigh recorded in Book 4225, Page 13, and as shown on those plats recorded in Book of Maps 1988, Pages 290 and 291, all in the Office of the Register of Deeds of Wake County, North Carolina.
7. Agreement with the City of Raleigh recorded in Book 4225, Page 16, in the Office of the Register of Deeds of Wake County, North Carolina.
8. Utility easements of record affecting the Property.
9. Rights-of-way for roads, streets and highways.
10. Deed of Trust to Matthew C. Davis, Trustee, recorded in Book 10285, Page 2278, in the Office of the Register of Deeds of Wake County, North Carolina, securing a promissory note to Paragon Commercial Bank.
11. UCC Financing Statement to Paragon Commercial Bank recorded in Book 10485, Page 2288, in the Office of the Register of Deeds of Wake County, North Carolina.

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EXHIBIT "D"

ARTICLES OF INCORPORATION

STATE OF NORTH CAROLINA
DEPARTMENT OF THE SECRETARY OF STATE

ARTICLES OF INCORPORATION
OF
GROVE BARTON PLACE OWNERS ASSOCIATION, INC.
(A North Carolina Nonprofit Corporation)

In compliance with the requirements of Chapter 55A of the North Carolina General Statutes, the undersigned, a natural person of full age, has this day executed these Articles of Incorporation for the purpose of forming a non-profit corporation and hereby certifies:

ARTICLE I
NAME

The name of the corporation is GROVE BARTON PLACE OWNERS ASSOCIATION, INC., hereinafter called the "Association." The Association is **not** a charitable or religious Corporation as defined in N.C.G.S. §55A-1-40(4).

ARTICLE II
OFFICE

The principal and registered office of the Association is located at 211-C Six Forks Road, Suite 108, Raleigh, Wake County, N.C. 27609.

ARTICLE III
REGISTERED AGENT

Tyler B. Morris, whose address is 211-C Six Forks Road, Suite 108, Raleigh, Wake County, N.C. 27609, is hereby appointed Registered Agent of this Association.

ARTICLE IV
PURPOSES

This Association does not contemplate pecuniary gain or profit to the members thereof and no part of the Association's net income shall inure to the benefit of any of its officers, directors or members or any other private individual. The purposes and objects of the Association shall be to operate and manage the Grove Barton Place Condominium, a residential condominium project to be constructed in accordance with the laws of the State of North Carolina upon the property situated, lying and being near Raleigh, North Carolina, and described in Exhibit "A" attached to Declaration of Condominium for the Grove Barton Place Condominium (the Declaration") recorded or to be recorded in the Wake County Registry, N.C.

Such purposes shall include the following:

(a) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration applicable to the property and recorded or to be recorded in the Office of the Wake County N.C. Register of Deeds and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) To fix, levy, collect and enforce payment by any lawful means, of all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) To borrow money, and with the assent of Unit Owners entitled to cast at least an 80% of the votes of the Association including 80% of the votes allocated to Units not owned by the Declarant, to mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) To dedicate, sell or transfer all of any part of the common area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by Unit Owners entitled to cast at least an 80% of the votes of the Association.

(f) To participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional property and common area, provided that any such merger, consolidation or annexation shall have the assent of Unit Owners entitled to cast at least an 80% of the votes of the Association.

(g) To have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of North Carolina by law may now or hereafter have or exercise;

(h) To contract for the management of the condominium and to delegate to such contractor all of the powers and duties of the Association, except those which may be required by the Declaration to have approval of the membership.

ARTICLE V
MEMBERSHIP

There shall be only one class of members in the Association. Every person or entity who is a record owner of a fee or undivided fee interest in any Unit which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to ownership of any Unit which is subject to assessment by the Association. Neither a Member's membership in the Association nor a Member's share in the funds and assets of the Association may be assigned, hypothecated or transferred in any manner except as an appurtenance to such Member's Unit.

ARTICLE VI
VOTING RIGHTS

The members of the Association shall have the right to vote for the election and removal of Directors and upon such other matters with respect to which the right to vote is given to members under the Declaration or under the provisions of Chapter 55A of the General Statutes of North Carolina, the voting rights of the members being more particularly described in the Declaration and the Bylaws attached thereto; provided, however, that certain rights are reserved to Declarant in the Declaration and Bylaws of the Association with respect to the election of the initial Executive Board and amendment of the Declaration and Bylaws.

ARTICLE VII
EXECUTIVE BOARD

The affairs of this Association shall be managed by an Executive Board consisting of no less than three (3) and no more than five (5) Directors, and the initial Executive Board shall consist of three (3) persons, who shall serve until the first annual meeting of the membership of the Association. Directors need not be members of the Association. The names and addresses of the three persons who are to serve as Directors until the organizational meeting of the membership of the Association, or until their successors are elected and qualified, are:

<u>Name</u>	<u>Address</u>
Tyler B. Morris	211-C Six Forks Road, Suite 108 Raleigh, N.C. 27609
Jason Stegall	1700 Hillsborough Street Raleigh, N.C. 27605
Dusty Fields	211-C Six Forks Road, Suite 108 Raleigh, N.C. 27609

ARTICLE VIII
DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by Unit Owners entitled to cast at least an 80% of the votes of the Association. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets thereof, after all liabilities and obligations of the Association have been paid, or adequate provision made therefor, shall be distributed as required by Chapter 47C of the North Carolina General Statutes as amended and recodified from time to time.

ARTICLE IX
INDEMNIFICATION

To the fullest extent permitted by the North Carolina Non-Profit Corporation Act as it exists or may hereafter be amended, no person who is serving or who has served as a member of the Executive Board shall be personally liable for monetary damages for breach of any duty as a director. The Association shall indemnify its directors, officers, employees and committee members to the maximum extent required or permitted by applicable law, including but not limited to Part 5 of Article 8 of Chapter 55A of the North Carolina General Statutes, as amended from time to time, or by any similar statute by which it is amended, supplemented or repealed. Any person who serves in any such capacity of or on behalf of the Association shall be deemed to have done so in reliance upon and in consideration of such indemnification. Such indemnification shall inure to the benefit of such person and his or her heirs, successors, assigns and legal representatives, and it shall not be exclusive of any other rights to which such person may be entitled. Any repeal or modification of this shall be prospective only and shall not adversely affect any limitation hereunder with respect to acts or omissions occurring prior to such repeal or modification.

ARTICLE X
DURATION

The Association shall exist perpetually.

ARTICLE XI
AMENDMENTS

Unless a higher percentage otherwise is required by applicable law, amendment of these Articles shall require the assent of at least 67% of the entire membership.

ARTICLE XII
CONFLICT WITH OTHER DOCUMENTS

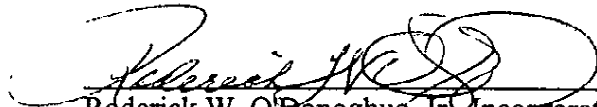
In the event of a conflict between the provisions of these Articles and the Declaration or the Bylaws of the Association, the provisions of the Declaration shall prevail over these Articles of Incorporation and the Bylaws and these Articles of Incorporation shall prevail over the Bylaws.

ARTICLE XIII
INCORPORATOR

The name and address of the incorporator is as follows:

Roderick W. O'Donoghue, Jr.
1100 Navaho Drive, Suite 106
Raleigh, Wake County, North Carolina 27609

IN WITNESS WHEREOF, for the purposes of forming this Association under the laws of the State of North Carolina, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation, this 17th day of November, 2004.



Roderick W. O'Donoghue, Jr., Incorporator

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EXHIBIT "E"

BYLAWS

**BY-LAWS
OF
GROVE BARTON PLACE OWNERS ASSOCIATION, INC.**

**ARTICLE I
OFFICES**

Section 1. Plan of Unit Ownership . The property located in the City of Raleigh, Wake County, North Carolina, and more particularly described in the Declaration to which By-Laws are attached (hereinafter "Declaration") has been submitted to the provisions of Chapter 47C of the North Carolina General Statutes entitled "The North Carolina Condominium Act." The Declaration is being recorded in the Office of the Register of Deeds of Wake County, North Carolina.

Section 2. Applicability of By-Laws The provisions of these By-Laws are applicable to the property of the condominium and to the use of occupancy thereof. The term "Property" as herein used shall include the land, the building and all other improvements and structures thereon and all easements, rights and appurtenances belonging thereto, all of which are intended to be submitted to the provisions of Chapter 47C of the North Carolina General Statutes. Except as specifically provided otherwise in these By-Laws, the definitions in the Declaration are incorporated by reference into these By-Laws.

Section 3. Application. All present and future owners, mortgagees, lessees, occupants of units and employees of owners and tenants and their families and any other persons who may use the facilities of the property in any manner are subject to the Declaration, these By-Laws and rules and regulations made pursuant hereto and any amendment to these By-Laws upon same being passed and duly set forth in Amended Declaration, duly recorded.

The acceptance of a deed of conveyance or the entering into of a lease or the act of occupancy of a unit shall constitute an agreement that these By-Laws and provisions of the Declaration as they may be amended from time to time, are accepted, ratified, and will be complied with.

**ARTICLE II
UNIT OWNERS**

Section 1. Organizational Meeting If not held before, the initial meeting of the Association shall be held on the first Tuesday in December, 2006.

Section 2. Annual Meetings . The annual meeting of the Unit Owners for the election of Executive Board members and for the transaction of such other business as may properly come before the meeting shall be held within the month of December each year at such time and at such place as determined by the Board of Directors. The annual meeting shall be held at least once a year. Unless otherwise scheduled, the Unit Owners shall vote at each annual meeting to ratify the proposed annual budget for the Association for the following year.

Section 3. Substitute Annual Meeting. If the annual meeting shall not be held on the day designated by these By-Laws, a substitute annual meeting may be called in the manner provided for the call of a special meeting in accordance with the provisions of Section 4 of this Article II and a substitute annual meeting so called shall be designated as and shall be treated, for all purposes, as the annual meeting.

Section 4. Special Meetings Special meetings of the Unit Owners may be called at any time by a majority of the members of the Executive Board, or upon the written request of Unit Owners having at least 20% of the votes in the Association.

Section 5. Place of Meetings. All meetings of Unit Owners shall be held at such place within the City of Raleigh as may be designated in the Notice of Meeting.

Section 6. Notice of Meetings. Written or printed notices stating the time and place of a meeting of Unit Owners shall be delivered or mailed not less than ten (10) or more than fifty (50) days prior to the date of such meeting to each person entitled to vote at such meeting.

In case of a substitute annual meeting, notice of the meeting need not specifically state the business to be transacted thereat unless it is a matter other than the election of the Executive Board on which the vote of the Unit Owners is expressly required by the provisions of the North Carolina Condominium Act. In the case of a special meeting, the notice of meeting, the notice of meeting shall specifically state the purpose or purposes for which the meeting is called.

Section 7. Quorum. A quorum shall be deemed present throughout any meeting of the Unit Owners until adjourned if the Unit Owners entitled to cast more than 20% of the votes are present, in person or by proxy, at the beginning of such meeting. The Members present at a duly organized meeting may continue to transact business until adjournment, notwithstanding the withdrawal of enough Members to leave less than a quorum.

In the absence of a quorum at any meeting of Members, such meeting may be adjourned by a vote of the majority of the votes present in person or proxy from time to time without notice, other than announcement at the meeting, until a quorum shall be present or represented, and at any adjourned meeting at which a quorum is present, any business may be transacted which might have been transacted at the original meeting. The quorum requirements shall be reduced by one-half for the next meeting after adjournment for lack of a quorum as provided in the North Carolina Condominium Act.

Section 8. Voting Rights There shall be one person with respect of each Unit who shall be entitled to vote at any meeting of the Unit Owners. Such person shall be known and thereafter referred to as a "Voting Member." Such Voting Member may be the Unit Owner or some other person designated by such Unit Owner to act as proxy on his or their behalf and who need not be a Unit Owner. Such designation shall be made in writing to the Board and shall be revocable at any time by actual notice to the Board of the death or judicially declared incompetence of any designator, or by written notice to the Board by the Unit Owner or Owners. The total number of votes of all Voting Members shall be equal to the total number of Units subject to the Declaration of

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Condominiums and the Unit Owner of each Unit shall possess one vote. An owner of more than one Unit shall possess one vote for each Unit owned.

Section 9. Unit Owners. "Unit Owners" shall mean and refer to those persons who own Units in the property subject to the Declaration and are entitled to membership as provided in the Declaration.

Section 10. Voting. In all elections for members of the Executive Board, each Voting Member shall be entitled to vote on a non-cumulative voting basis and the candidates receiving the highest number of votes with respect to the offices to be filed shall be deemed to be elected.

Section 11. Proxies. The votes pertaining to any condominium Unit may (and shall in the case of any Unit Owner not a natural person or persons) be cast pursuant to a proxy or proxies duly executed by or on behalf of the Unit Owner, or in cases where the Unit Owner, or in cases where the Unit Owner is more than one person, by or on behalf of all such persons. No such proxy shall be revocable except as written notice delivered to the Association by the Unit Owner or by any other such person. Any proxy shall be void if it is not dated or if it purports to be revocable without notice as aforesaid.

Section 12. Presiding Officer. The President, or in his absence, the Vice-President, shall serve as a chairman of every Unit Owner's meeting unless some other person is elected to serve as Chairman by a majority vote of the votes represented at the meeting. The Chairman shall appoint such persons as he deems required to assist with the meeting.

Section 13. Adjournments. Any meeting of the Unit Owners, whether or not a quorum is present, may be adjourned by the holders of a majority of the votes represented at the meeting to reconvene at a specified time or place. It shall not be necessary to give any notice of the reconvened meeting or of the business to be transacted, if the time and place of the reconvened meeting are announced at the meeting which was adjourned. At any such reconvened meeting at which a quorum is represented or present, any business may be transacted which could have been transacted at the meeting which was adjourned.

Section 14. Action of Unit Owners Without a Meeting. Any action which may be taken at a meeting of the Unit Owners may be taken without a meeting if written approval and consent, setting forth the action authorized, shall be signed by a majority of the Unit Owners entitled to vote on the date on which the last Unit Owners signed such approval and upon the filing of such approval and consent with the Secretary of the Association. Such approval and consent so filed shall have the same effect as a unanimous vote of the Unit Owners at a special meeting called for the purpose of considering the action authorized, except in those specific matters for which a vote greater than a majority vote is required by the North Carolina Unit Condominium Act.

Section 15. Availability of Project Documents. The Association shall assure that current copies of the Declaration, Articles of Incorporation, By-Laws, and other rules concerning the Condominium as well as its own books, records, and financial statements are readily available for

inspection by Unit Owners or by holders, insurers, and guarantors of first mortgages that are secured by units in the Condominium. These documents will be available during normal business hours.

Section 16. Availability of Financial Statements Once the Association has been established for a minimum of one full fiscal year, the Association shall provide for the availability of a statement for the preceding fiscal year to the holder, insurer, or guarantor of any first mortgage that is secured by a Unit in the Condominium on submission of a written request for it. Said statements shall be available within 120 days of the Association's fiscal year-end. At such time as there are 50 or more Developed Units in the Condominium, such statement shall be an audited statement unless applicable FNMA or FHA rules and regulations no longer require such statement shall be an audited statement. If the Association is no longer required to provide an audited statement, then any holder, insurer, or guarantor of any first mortgage that is secured by a Unit in the Condominium shall be entitled to have an audited statement prepared at the expense of such holder, insurer, or guarantor and such holder, insurer, or guarantor shall provide a copy of such audited statement to the Association free of charge or cost to the Association.

Section 17. Termination of Legal Status Following substantial destruction or condemnation of the property, any action by the Association to terminate the legal status of the Condominium shall be agreed to by Unit Owners who represent at least 80% of the total allocated votes in the Association and by Institutional Lenders (as defined in the Declaration) who represent at least 51% of the votes of Units that are subject to mortgages held by Institutional Lenders.

Any action by the Association to terminate the legal status of the project for reasons other than substantial destruction or condemnation of the property shall be agreed to by Unit Owners who represent at least 80% of the total allocated votes in the Association and by Institutional Lenders who represent at least 67% of the votes of Units that are subject to mortgages held by Institutional Lenders.

Implied approval by an Institutional Lender shall be assumed when an Institutional Lender fails to submit a response to any written proposal for an amendment within thirty (30) days after it receives proper notice of the proposal, provide the notice was delivered by certified mail or registered mail with a "return receipt" requested.

Section 18. Rights of Action. The Association, and any aggrieved Unit Owner, shall have the right of action against Unit Owners who fail to comply with the provisions of the project Declaration, By-Laws, Articles of Incorporation and other rules properly enacted by the Association. Unit estate owners shall also be granted similar rights of action against the Association.

Section 19. Rights of Condominium Institutional Lenders. Upon receipt of written request by an Institutional Lender, the Association shall furnish timely written notice regarding the following:

any condemnation or casualty loss that affects either a material portion of the project or the unit securing its mortgage;

any 60-day delinquency in the payment of assessments or charges owed by the Unit Owner of any unit on which it holds the mortgage;

a lapse, cancellation or material modification of any insurance policy maintained by the Association; and

any proposed action that requires the consent of a specified percentage of Institutional Lenders.

Any Institutional Lender shall send a written request to the Association stating both its name and address and the unit number or address of the unit on which it has (or insurers or guarantees) the mortgage.

ARTICLE III
EXECUTIVE BOARD

Section 1. General Powers. The property, affairs and business of the Association shall be managed by the Executive Board (sometimes referred to as the "Executive Board").

Section 2. Number, Term of Office and Qualifications. The number of Executive Board members shall be no less than three (3) and no more than five (5), determined from time to time by a majority of the Unit Owners. The number of Executive Board members shall be an odd number. Initially, there shall be three (3) Executive Board members. Except for Executive Board members which may be appointed or selected by the Declarant pursuant to Section 6 below and the Declaration, Executive Board members shall be elected by the Unit Owners at their initial meeting. Each Executive Board member shall hold office for one year or until his death, resignation, retirement, removal or disqualification or his successor is elected and qualifies.

Section 3. Election of Executive Board members. Except as provided in Section 2 of this Article, the Executive Board members shall be elected at the annual meeting of Unit Owners and the persons who shall receive the highest number of votes shall be the elected Executive Board members.

Section 4. Removal of Executive Board members. The Executive Board or any individual Executive Board member may be removed from office with or without cause by a vote of sixty-seven percent (67%) of the Unit Owners at a meeting in which a quorum is present. If any such Executive Board members are so removed, new Executive Board members may be elected at the same meeting.

Section 5. Vacancies. A vacancy in the Executive Board created by reason of the removal of a Executive Board member may be filled for the unexpired term, and until the Unit Owners shall have elected a successor, by affirmative vote of a majority of the Executive Board members remaining in office.

Section 6. Declarant's Right to appoint Executive Board members. Notwithstanding anything to the contrary herein, pursuant to the provisions of N.C. Gen. Stat. Section 47C-3-103, the

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Declarant (as defined in the Declaration) reserves the right to designate and select a majority of the persons who shall serve as Members of each Executive Board of the Association during the Declarant Control Period. For purposes of these Bylaws, the "Declarant Control Period" means the period commencing on the date of the Declaration and continuing until the earlier of (i) two years after the Declarant has ceased to offer Developed Units for sale in the ordinary course of business, (ii) two years after any development right to add new Developed Units was last exercised, (iii) the date one hundred twenty (120) days after the Declarant has conveyed seventy-five (75%) of the Developed Units (including the additional Developed Units which may be created pursuant to special declarant rights as set out in the Declaration) to Unit Owners other than the Declarant, or (iv) seven (7) years of the date of the recording of the Declaration. Notwithstanding the above, not later than sixty (60) days after conveyance of twenty-five percent (25%) of the Developed Units to Unit Owners other than Declarant, at least one Member of the Executive Board (but not less than 25% of the Members of the Executive Board) shall be elected by Unit Owners other than Declarant. Not later than sixty (60) days after conveyance of fifty percent (50%) of the Developed Units to Unit Owners other than Declarant, not less than thirty-three percent (33%) of the Members of the Executive Board shall be elected by Unit Owners other than the Declarant.

Whenever Declarant shall be entitled to designate and select any person to serve on any Executive Board of the Association, the Declarant shall have the right to remove any person selected by it to act and serve on said Executive Board and to replace such person with another person to act and serve in the place of any Board Member so removed for the remainder of the unexpired term of any Board Member so removed. Any Board Member designated and selected by Declarant need not be an Owner or a resident of the Condominium.

Section 7. Compensation of Executive Board Members. Executive Board members shall not receive compensation for their services as Executive Board members. A Executive Board member may serve the Association in a capacity other than that of Executive Board member and receive compensation as determined by the Executive Board for services rendered in that other capacity.

Section 8. Powers and Duties. The Executive Board shall have the powers and duties necessary for the administration of the affairs of the condominium and may do all such acts and things except such acts as by law or by the Declaration or these By-Laws may not be delegated to the Executive Board, but not be limited to the following:

- (a) Operation, care, upkeep and maintenance of the common areas and facilities.
- (b) Determination of the common expenses required for the affairs of the condominium, including without limitation, the operation and maintenance of the property.
- (c) Levying and collection of the common charges from Unit Owners.
- (d) Employment and dismissal of the personnel necessary for the maintenance and operation of the common areas and facilities.

(e) The adoption and amendment of such reasonable rules and regulations as it may deem advisable for the maintenance, conservation and beautification of the property, and for the health, comfort, safety and general welfare of the owners and occupants of the property. Written notice of such rules and regulations shall be given to all owners and occupants and the entire property shall at all times be maintained subject to such rules and regulations.

(f) Opening of bank accounts on behalf of the Association and designated signatories required therefore.

(g) Making of repairs, additions, improvements to or alterations to the property and repairs to and restoration of the property in accordance with the other provisions of these By-Laws and the Declaration, after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings.

(h) Procure insurance as required by the Declaration.

(i) Pay ad valorem taxes and public assessments levied against the common areas and

(j) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Unit Owners at the annual meeting of the Unit Owners, or at any special meeting which such statement is requested in writing by one-fifth (1/5) of the Unit Owners who are entitled to vote.
facilities.

Section 9. Managing Agent . The Executive Board of the Association may engage the services of any person, firm, or corporation to act as managing agent at compensation established by the Board, to perform such duties and services as the Executive Board shall authorize. The Board may delegate to the Managing Agent all of the powers granted to the Executive Board by these By-Laws other than the power in Section 8(d) and Section 8(e) of this Article.

ARTICLE IV
MEETING OF EXECUTIVE BOARD MEMBERS

Section 1. Regular Meetings . A regular meeting of the Executive Board may be held immediately after the annual meeting of Unit Owners and if not then shall be held within reasonable time thereafter. In addition, the Board of Directors shall hold regular meetings at least quarterly and the Board may provide, by resolution, the time and place for the holding of additional regular meetings.

Section 2. Special Meetings . Special meetings of the Executive Board may be called by or at the request of the President or of any two (2) Executive Board members.

Section 3. Place of Meetings All meetings of the Executive Board shall be held at any place within the State of North Carolina as the Executive Board may from time to time establish for

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regular meetings or as set forth in a duly executed waiver of notice of such meeting or as may be otherwise agreed upon in advance of the meeting by a majority of the Executive Board members.

Section 4. Notice of Meetings. Regular meetings of the Executive Board may be held without notice. Special meetings shall be called on not less than five (5) days prior notice. Notice of a special meeting need not state the purpose thereof and such notice shall be directed to each Executive Board member at his residence or usual place of business by mail, cable, telegram, facsimile or may be delivered personally. The presence of a Executive Board member at a meeting shall constitute a waiver of notice of that meeting except only when such Executive Board member attends the meeting solely for the purpose of objecting to the transaction of any business thereat, on the ground that the meeting has not been lawfully called, and does not otherwise participate in such meeting.

Section 5. Quorum and Manner of Acting A quorum shall be deemed present throughout any meeting of the Executive Board if persons entitled to cast 50% of the votes of the Executive Board are present at the beginning of the meeting.

Section 6. Vote Required for Action. Except as otherwise provided in this section, the act of a majority of the Executive Board members present at the meeting at which a quorum is present at the time shall be the act of the Executive Board. Vacancies in the Executive Board may be filled as required in Article III, Section 6 of these By-Laws.

Section 7. Action by Executive Board Members Without Meeting Any action required or permitted to be taken at a meeting of the Executive Board may be taken without a meeting if a written consent thereto shall be signed by all the Executive Board members and such written consent is filed with the minutes of the proceedings of the Board. Such consent shall have the same force and effect as a unanimous vote of the Executive Board.

Section 8. Adjournments A meeting of the Executive Board without a quorum present may be adjourned by majority of the Executive Board members present to reconvene at a specific time and place. It shall not be necessary to give notice of the reconvened meeting or of the business to be transacted, other than by announcement at the meeting which was adjourned. At any such reconvened meeting at which a quorum is present, any business may be transacted which could have been transacted at the meeting which was adjourned.

Section 9. Minutes. The Board shall keep written minutes of its proceedings.

Section 10. Liability. The members of the Executive Board shall not be liable to the Unit Owners for any mistake of judgment, negligence, or otherwise except for their own individual willful misconduct or bad faith. It is intended that the members of the Executive Board shall have no personal liability with respect to any contract made by them on behalf of the Association, except to the extent they are Unit Owners. It is also intended that the liability of any Unit Owner arising out of any contract made by the Executive Board or out of the aforesaid indemnity in favor of the members of the Board shall be limited to such proportion of the total liability thereunder as his interest in the common areas and facilities. Every agreement made by the Board or by the managing

agent on behalf of the Association shall incorporate by reference all of the terms and provisions of the said Declaration and these By-Laws. Each Unit Owner's liability thereunder shall be limited to such proportion of the total liability thereunder as his interest is the common areas and facilities bears to the interest of all Unit Owners in the common areas and facilities.

ARTICLE V
OFFICERS

Section 1. Number of Officers . The Association's officers shall be a President, Vice-President, Secretary and Treasurer, and such other officers as may be appointed in accordance with the provisions of Section 3 of this Article V. Any two (2) offices or more may be held by one (1) person, except the offices of President and Secretary, but no officer shall sign or execute any document in more than one (1) capacity.

Section 2. Election, Term of Office and Qualifications Each officer shall be chosen by the Executive Board and shall hold office at the will of the Executive Board until their successors have been elected and have been qualified or until early death, resignation, removal, retirement or disqualification. The officers need not be Unit Owners.

Section 3. Removal. Any officer may be removed, either with or without cause, by vote or a majority of the whole Executive Board at any meeting with respect to which notice of such purpose has been given to the members thereof.

Section 4. Resignations. Any officer may resign at any time by giving written notice to the Executive Board or to the Association's President or Secretary. Any such resignation shall take effect upon its being accepted by the Executive Board.

Section 5. Vacancies . A vacancy in any office because of death, resignation, removal or disqualification, or any other cause, shall be filled for the unexpired portion of the term in the manner prescribed by the these By-Laws for regular appointments or elections to such offices.

Section 6. President. The President shall be the chief executive officer and subject to the instructions of the Executive Board, shall have general charge of the Association's business, affairs and property and control over its other officers, agents and employees. He shall preside at all meetings of the Units Owners and of the Executive Board at which he may be present. The President shall do and perform such other duties as from time to time may be assigned to him by the Executive Board.

Section 7. Vice President At the request of the President, or in his absence or disability, the Vice president shall perform all the duties of the President and when so acting shall have all the powers of and be subject to all restrictions upon the President. The Vice President shall perform such other duties and have such other authority as form time to time may be assigned to him by the Executive Board.

Section 8. Secretary. The Secretary shall keep the minutes of the meetings of Unit Owners and the Executive Board, and shall see that all notices are duly given in accordance with the provisions of these By-Laws or as required by the provisions of N.C.G.S. Chapter 47C. He shall be custodian of the Association's records, books, reports, statements, certificates and other documents and of the Association's seal, and see that the seal is affixed to all documents requiring such seal. He shall prepare, execute, certify, and record amendments to the Declaration on behalf of the Association. In general, he shall perform all duties and possess all authority incident to the office of Secretary, and he shall perform such other duties and have such other authority as from time to time may be assigned to him by the Executive Board.

Section 9. Assistant Secretary. The Assistant Secretary, if such an officer is appointed by the Executive Board, shall be authorized to attest to all documents on behalf of the Association and affix the Association's seal thereto. His duties shall be ministerial only and limited to executing all documents in proper corporate form as from time to time may be necessary.

Section 10. Treasurer. The Treasurer shall have supervision over the Association's funds, receipts and disbursements of the Association. He shall keep full and accurate accounts of the Association's finances in accordance with general accepted accounting principles and in accordance with the provisions of N.C.G.S. Chapter 47C. The Treasurer shall make reports of same to the Executive Board upon request. The Treasurer shall perform all duties that may be assigned to him from time to time by the Executive Board. The Reports and records of the Association shall be available for inspection by the Unit Owners and duly authorized agents or attorneys of Unit Owners at convenient hours of working days. The Treasurer shall require that an outside audit be conducted at least once a year on the books and records of the Association.

Section 11. Duties of Officers May be Delegated. In case of the absence of any officer of the Association or for any other reason that the Board may deem sufficient, the Board may delegate the powers or duties of such officer to any other officer or to any Executive Board member for the time being provided a majority of the entire Executive Board concurs therein.

Section 12. Salaries of Officers. The compensation of all officers of the Association shall be fixed by the Executive Board, providing however, that no officers appointed by Declarant shall receive any compensation from the Association.

ARTICLE VI
FISCAL MANAGEMENT

Section 1. Determination of Common Expenses and Fixing of Common Charge . The Executive Board shall, from time to time and at least annually, prepare a budget for the Association and determine the amount of the common charges payable by the Unit Owners to meet common expenses of the condominium and allocate and assess such common charges among the Unit Owners in accordance with the Declaration. A common expense shall include among other things, the cost of all insurance premiums and all policies of insurance required to be or which have been obtained by the Executive Board, ad valorem taxes, sewer charges, and assessments for public improvements. The common expenses may also include such amounts as a Executive Board may deem proper for

the operation and maintenance of the property, for the condominium, and for a general operating reserve, for reserve fund replacements, and to make up any deficit in the common expenses for any prior year. Any increase in the monthly common charge that exceeds 25% per annum of the previous amount will require the consent of the Unit Owners as provided for material amendments.

The Executive Board shall advise all Unit Owners promptly in writing of the amount of common charges payable by each of them respectively as determined by the Executive Board and shall furnish copies of each budget on which such common charges are based, to all Unit Owners.

Section 2. Payment of Common Charges. All Unit Owners shall be obligated to pay the common charges assessed by the Executive Board pursuant to the purpose of Section 1 of Article VI at such time or times as the Board shall determine.

Section 3. Collection of Assessments. The Executive Board shall assess the common charges against the Unit Owners from time to time and shall take prompt action to collect any common charge due for any Unit Owner which remains unpaid for more than thirty (30) days from the date due.

Section 4. Default in Payment of Common Charges. In the event of default by any Unit Owner in paying to the Executive Board the common charges as determined by the Board, each Unit Owner shall be obligated to pay interest at the legal rate on such common charges from the date due thereof together with all expenses, including attorney's fees incurred by the Board in any proceeding to collect such unpaid common charges.

In any action brought by the Board to foreclose on a unit because of unpaid common charges, the Unit Owner shall be required to pay a reasonable rental for the use of such unit and the plaintiff in such foreclosure shall be entitled to the appointment of a receiver to collect the same. The Board acting on behalf of all Unit Owners, or on behalf of one or more individual owners, shall have the power to purchase such unit at the foreclosure sale and to acquire, hold, lease, mortgage, convey or otherwise deal with same, subject to applicable restrictions of record.

Section 5. Maintenance and Repair. All maintenance and repair to any unit, structural or nonstructural, ordinary or extraordinary, and maintenance of and repairs and replacements to the common areas and facilities contained therein shall be made by the Board and charges to all Unit Owners as a common expense.

Section 6. Utility Expense. The Board shall own and be responsible for the repair, maintenance, and upkeep of all equipment such as the elevator and heating and air conditioning equipment which serve the common areas. Unit Owners shall be individually responsible for the repair, maintenance and upkeep of all equipment such as hot water heaters and heating and air conditioning equipment which exclusively serves their unit.

Section 7 Additions and Alterations. No Unit Owner shall make any structural addition, alteration or improvement in or to his unit without the prior written consent by the Board. The Board shall have the obligation to answer any written request by a Unit Owner for consideration of a

proposed structural addition, alteration or improvement brought by a Unit Owner,. Failure to do so within forty-five days from the day on which the written request shall first have been made to the Board shall constitute a consent by the Board to the proposed addition, alteration or improvement.

Section 8. Right of Access. All Unit Owners shall grant a right of access to his unit to the Board or their designee for the purpose of making inspections or for the purpose of correcting any condition originating in his unit and threatening another unit or common area or facility, or for the purpose of performing installations, alterations, replacement, or repairs to common areas and facilities in the unit or elsewhere in the building. In case of emergencies such right of entry shall be immediate whether the Unit Owner is present at the time or not.

Section 9. Rules of Conduct Rules and regulations concerning the use of the units and the common areas and facilities may be promulgated by and amended by the Board with approval of sixty-seven (67%) of the Unit Owners. Copies of such rules and regulations shall be furnished by the Board to each Unit Owner on request.

Section 10. Annual Audit Within one hundred twenty (120) days or less following the end of each fiscal year, the Association shall provide an annual audit prepared by an independent accountant available for inspection by Unit Owners or others as provided by Article II, Section 16 of these By-Laws.

Section 11. Working Capital Fund The Association shall establish a working capital fund to meet unforeseen expenditures or to purchase any additional equipment or services. The working capital fund shall be funded initially by the payment of an initial payment to the Association of two months estimated monthly assessment for each unit. Any amounts paid into this fund shall not be considered advance payments of regular assessments.

ARTICLE VII
AMENDMENT OF BY-LAWS

Section 1. Amendment. Unless a higher percentage is required by the Act, the Declaration or these By laws, these By-Laws may be amended by a vote of Unit Owners owning in the aggregate at least a 67% undivided interest in the Common areas and facilities cast in person or by proxy at a meeting held in accordance with the provisions of the By-Laws. No such amendment shall be effective until set forth in an amended declaration and duly recorded in the Office of the Register of Deeds in Wake County, North Carolina. Upon recording, all the Unit Owners and their successors and assigns, shall be bound by said amendments.

Section 2. Amendments of a Material Nature to By-Laws . Except as excrcised by the Declarant pursuant to the Declaration, amendments of a material nature shall be agreed to by Unit Owners who represent at least 67% of the total allocated votes in the Association and by Institutional Lenders who represent at least 51 % of the votes of Units that are subject to mortgages held by Institutional Lenders. Unit Owner votes may be cast in person or by proxy at a meeting held in accordance with the provisions of the By-Laws. No such amendment shall be effective until set forth in an amended declaration and duly recorded in the Office of the Register of Deeds in Wake County,

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North Carolina. Upon recording, all the Unit Owners and their successors and assigns, shall be bound by said amendments.

A material change shall be considered as one which changes any of the following:

voting rights;

increases in assessments that raise the previously assessed amount by more than 25%, assessment liens, or the priority of assessment liens;

reductions in reserves for maintenance, repair, and replacement of Common Elements;

responsibility for maintenance, repairs and replacements;

reallocation of interests in the general or limited Common Elements, or rights to their use;

redefinition of any Unit boundaries;

convertibility of Units into Common Elements or vice versa;

expansion or contraction of the Condominium, or the addition, annexations or withdrawal of property to or from the Condominium;

hazard or fidelity insurance or bond requirements;

imposition of any restrictions on the leasing of Units;

imposition of any restrictions on a Unit Owner's right to sell or transfer his or her Unit;

a decision by the Association to establish self-management if professional management had been required previously by Association documents or by an Institutional Lender;

restoration or repair of the Condominium (after damage or partial destruction) in manner other than that specified in this Declaration, the Articles of Incorporation or the Bylaws; or

any provisions that expressly benefit Institutional Lenders.

Implied approval by an Institutional Lender shall be assumed when an Institutional Lender fails to submit a response to any written proposal for an amendment within thirty (30) days after it receives proper notice of the proposal, provided the notice was delivered by certified mail or registered mail with a "return receipt" requested.

Section 3. Amendments of Declarant Provisions. Notwithstanding any other provision of these Bylaws to the contrary, no alteration, amendment or modification of the rights and privileges

granted and reserved hereunder in favor of Declarant shall be made without the written consent of Declarant being first had and obtained.

ARTICLE VIII
COMPLIANCE AND CONFLICT WITH OTHER DOCUMENTS

Section 1. These By-Laws are set forth to comply with the requirement of the Unit Ownership Act, Chapter 47C of the General Statutes of the State of North Carolina. In the event that any of these By-Laws conflict with the provisions of said statute, it is hereby agreed and accepted that the provisions of the statute will apply.

Section 2. In the event of a conflict between the provisions of these Bylaws and the provisions of the Declaration or the Articles of Incorporation of the Association, the provisions of the Declaration shall prevail over the Articles of Incorporation and these Bylaws, and the Articles of Incorporation shall prevail over these Bylaws.

The foregoing were adopted as the By-Laws of the GROVE BARTON PLACE OWNERS ASSOCIATION, INC. at the first meeting of the Executive Board on NOVEMBER 22, 2004.


Secretary



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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 _____

Curtis B. Glover

____ 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: [Signature]
Assistant/Deputy Register of Deeds

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64 # of Pages