

WAKE COUNTY, NC 564
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/10/2003 AT 14:48:19

BOOK:010491 PAGE:00292 - 00296

PREPARED BY AND HOLD FOR: AARON D. GARRETT, ATTORNEY AT LAW
(BOX #67)

STATE OF NORTH CAROLINA SUPPLEMENTAL DECLARATION OF
 COVENANTS, CONDITIONS AND
COUNTY OF WAKE RESTRICTIONS FOR THE BLOOMFIELD
 HOMEOWNERS ASSOCIATION, INC. AND FOR
 BLOOMFIELD SUBDIVISION

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND
CONDITIONS FOR THE BLOOMFIELD HOMEOWNERS ASSOCIATION, INC. AND FOR
BLOOMFIELD SUBDIVISION, made and entered into this 7 day of October, 2003 by
MONTCLAIR LLC, a North Carolina limited liability company (hereinafter referred to as the
"Declarant").

WITNESSETH:

WHEREAS, Declarant has heretofore filed that certain instrument entitled
"DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE
BLOOMFIELD HOMEOWNERS ASSOCIATION, INC. AND FOR BLOOMFIELD
SUBDIVISION", said instrument being recorded on the 5th day of December, 2001 in Book 9194,
Page 1936, as corrected and re-recorded in Book 9298, Page 2271, and as amended in Book 9298,
Page 2307, and in Book 9521, Page 2638, all of the Wake County Registry, North Carolina (said
instrument, being hereinafter referred to as the "Declaration"); and

WHEREAS, paragraph A of Article II of the Declaration provides in part that "The
Declarant shall have the right to annex into and bring within the scheme of the Declaration
additional properties which are located within any phase of Bloomfield Subdivision, or any
property which is contiguous at any point with the Property or any additions to the Property"; and

WHEREAS, pursuant to paragraph B of Article II of the Declaration, additions to the
Property authorized under paragraph A of Article II of the declaration shall be made by filing of
record in the Office of the Register of Deeds of Wake County, North Carolina, a "Supplemental
Declaration of Covenants, Conditions and Restrictions (the 'Supplemental Declaration') with
respect to the additional property, which said Supplemental Declaration shall describe the property
being annexed"; and

WHEREAS, the "Declarant" is the owner of all of the real property described in Exhibit
"A" attached hereto, which said Exhibit "A" is incorporated herein by reference, and the real
property described in the attached Exhibit "A" is located within Bloomfield Subdivision, and is

contiguous to the Property described in the Declaration; and

WHEREAS, pursuant to the authority set forth in paragraph A of Article II of the Declaration, Declarant desires to bring the real property described in the attached Exhibit "A" (the "additional property") within the plan, scope and operation of the Declaration.

NOW, THEREFORE, Declarant hereby declares that the real property described in the attached Exhibit "A" is and shall be held, transferred, sold and conveyed subject to all of the terms and provisions of that certain instrument entitled "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE BLOOMFIELD HOMEOWNERS ASSOCIATION, INC. AND FOR BLOOMFIELD SUBDIVISION" recorded in Book 9194, Page 1936, as corrected and re-recorded in Book 9298, Page 2271, and as amended in Book 9298, Page 2307, and in Book 9521, Page 2638 all of the Wake County Registry, North Carolina; that said real property shall be subject to all of the terms, requirements, restrictions and conditions of said Declaration, the provisions of which are incorporated herein by reference as if fully set out; that the terms and provisions of said Declaration shall inure to the benefit of each and every owner of each of the lots described in the attached Exhibit "A", their heirs, successors and assigns, and shall be binding on each and every one of them; and that said terms and provisions shall run with the title to the real property described in the attached Exhibit "A".

IN WITNESS WHEREOF, the Declarant has executed this Supplemental Declaration the day and year first above written.

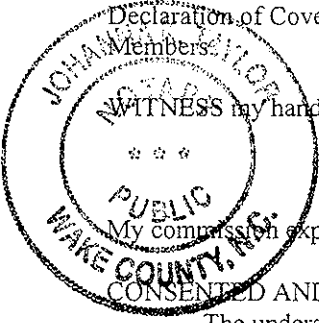
Montclair, LLC, a North Carolina limited liability company

By: [Signature]
Thomas C. Hankins,
Managing Member

By: [Signature]
Glenn Futrell,
Managing Member

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, the undersigned Notary Public of the County and State aforesaid, hereby certify that THOMAS C. HANKINS and GLENN FUTRELL each personally came before me this day and each acknowledged that they are the Manager and Member of MONTCLAIR LLC, a North Carolina limited liability company, and that each acknowledged the execution of the Supplemental Declaration of Covenants, Conditions and Restrictions as signed in its name by its Managing Members.



WITNESS my hand and official stamp or seal. this 17th day October, 2003.

[Signature]
Notary Public

My commission expires: 11/03/2005

CONSENTED AND AGREED TO:

The undersigned FIDELITY BANK, a North Carolina Banking corporation (hereinafter referred to as the "Bank"), and _____, Trustee, hereby each acknowledge each and every term and provision of the foregoing Supplemental Declaration and each agrees that the lien of the Bank's first Deed of Trust on the Property described in Exhibit A attached to said Deed of Trust is recorded in Book _____, Page _____, Wake County Registry, North Carolina, shall be and is hereby subordinated to all the terms and provisions of the foregoing

Declaration.

IN WITNESS WHEREOF, the Trustee has hereunto set his hand and seal and the Bank has caused this instrument to be signed in its corporate name by its duly authorized officers and its corporate seal to be hereunto affixed by authority of its Boards of Directors, on the 10th day of October, 2003.

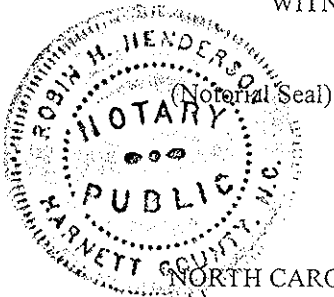
FIDELITY BANK, a North Carolina Banking corporation

Haywood A. Lane, Jr.
Haywood A. Lane, Jr., Trustee
David Bell
David Bell, Senior Vice President

NORTH CAROLINA WAKE COUNTY

I, a Notary Public for the County and State aforesaid, hereby certify that Haywood A. Lane, Jr., Trustee personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal, this the 10th day of October, 2003.



Robin M. Henderson
Notary Public
My commission expires: Sept 11, 2004
Attested by: Betty K. Hedgepath, Secretary

NORTH CAROLINA Harnett COUNTY

I, a Notary Public for the County and State aforesaid, hereby certify that Betty K. Hedgepath personally came before me this day and acknowledged that he/she is Corp. Secretary of FIDELITY, a North Carolina banking corporation, and that by authority duly given and as the act of said corporation, the foregoing instrument was signed in its name by its Sen. Vice President, sealed with its corporate seal, and attested by him/her as its Corporate Secretary, as of the say and year first above written.



WITNESS my hand and official seal, this the 10th day of October, 2003.

Robin M. Henderson
Notary Public

My commission expires: Sept 11, 2004

EXHIBIT A
(LEGAL DESCRIPTION)

Lying and being near the Town of Holly Springs, in Panther Branch Township, Wake County, North Carolina, and being more particularly described as follows:

TRACT 1: BLOOMFIELD SUBDIVISION, Phase 2 - Map 1,
 (Lots 38-47 and Lots 54-61)

BEING all of Lots 38, 39, 40, 41, 42, 43, 44, 45, 46, 47 and Lots 54, 55, 56, 57, 58, 59, 60, 61 of BLOOMFIELD SUBDIVISION, PHASE 2, as shown and identified on that certain plat entitled "BLOOMFIELD SUBDIVISION, PHASE 2 - Map 1" by Kenneth Close, Inc., Land Surveying, dated 4-5-01 and recorded in Book of Maps 2003, Page 1647, Wake County Registry, North Carolina, to which plat reference is hereby made for a more particular description

TRACT 2: BLOOMFIELD SUBDIVISION, Phase 2 - Map 2,
 (Lots 27-37 and Lots 62-70)

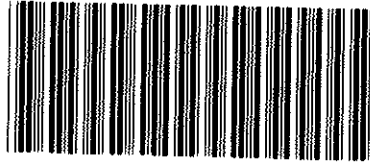
BEING all of Lots 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 and Lots 62, 63, 64, 65, 66, 67, 68, 69, 70 of BLOOMFIELD SUBDIVISION, PHASE 2, as shown and identified on that certain plat entitled "BLOOMFIELD SUBDIVISION, PHASE 2 - Map 2" by Kenneth Close, Inc., Land Surveying, dated 4-5-01 and recorded in Book of Maps 2003, Page 1648, Wake County Registry, North Carolina, to which plat reference is hereby made for a more particular description of same.

TRACT 3: BLOOMFIELD SUBDIVISION, Phase 2 - Map 3,
 (Lots 48-53 and Lots 106-123)

BEING all of Lots 48, 49, 50, 51, 52, 53 and Lots 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123 of BLOOMFIELD SUBDIVISION, PHASE 2, as shown and identified on that certain plat entitled "BLOOMFIELD SUBDIVISION, PHASE 2 - Map 3" by Kenneth Close, Inc., Land Surveying, dated 4-5-01 and recorded in Book of Maps 2003, Page 1649, Wake County Registry, North Carolina, to which plat reference is hereby made for a more particular description of same.

TRACT 4: PHASE 2 - BLOOMFIELD SUBDIVISION PERMANENT OPEN SPACE

BEING all of the property shown, designated and depicted as "PASSIVE RECREATION PERMANENT OPEN SPACE" (385,799 sq. ft./8,857 acres)", "PASSIVE RECREATION PERMANENT OPEN SPACE" (329,144 sq. ft./7.556 acres)", "50' NEUSE RIVER BUFFER", "20' SANITARY SEWER EASEMENT", "20' DRAINAGE EASEMENT & OPEN SPACE ACCESS EASEMENT", "20' DRAINAGE EASEMENT & GREENWAY ACCESS EASEMENT", "10' SANITARY SEWER EASEMENT", "20' DRAINAGE EASEMENT", "20' DRAINAGE EASEMENT & ACCESS EASEMENT", " and VARIABLE WIDTH SANITARY SEWER EASEMENT" as depicted on those three (3) certain plats entitled "BLOOMFIELD SUBDIVISION, PHASE 2 - MAPS 1, 2 AND 3" by Kenneth Close, Inc., Land Surveying, dated 4-5-01 and recorded in Book of Maps 2003, Page 1647 and Book of Maps 2003, Page 1648 and Book of Maps 2003, Page 1649, all of the Wake County Registry, to which plats reference is hereby made for a more particular description of same.



BOOK:010491 PAGE:00292 - 00296

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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 5 of Johanna K Taylor
Robin H Henderson

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: George W Rarvon
Assistant/Deputy Register of Deeds

This Customer Group _____ # of Time Stamps Needed

This Document _____ New Time Stamp
5 # of Pages