

2007029690 00206

FORSYTH CO, NC FEE \$26.00

PRESENTED & RECORDED:

05-22-2007 03:51 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK: RE 2754

PG: 3351-3355

prepared by/return to: Brant H. Godfrey (Box 90)

STATE OF NORTH CAROLINA)
)
 COUNTY OF FORSYTH)

**TWELFTH SUPPLEMENT TO DECLARATION
 OF COVENANTS, CONDITIONS AND
 RESTRICTIONS**

KNOW ALL MEN BY THESE PRESENTS, that this Twelfth Supplement to Declaration of Covenants, Conditions and Restrictions, is made and entered into as of the 3RD day of MAY, 2007, by **ANGEL R. ZABALA and wife, MARIEYINK C. SEGOVIA; MICHAEL L. RAKES and wife, DARLA M. RAKES; and JOHN SETZER and wife, TENISA SETZER**, all of Forsyth County (hereinafter collectively referred to as "Owners"), and **VANGUARD PROPERTIES**, a North Carolina general partnership with its principal place of business in Forsyth County (hereinafter referred to as "Developer");

WITNESSETH:

WHEREAS, Owners are the holders of fee title to the real property described in Exhibit A (Tract One, Tract Two, and Tract Three, respectively), attached hereto and incorporated herein by reference, of the Twelfth Supplement to Declaration of Covenants, Conditions and Restrictions (hereinafter referred to as "Twelfth Supplement"), and Owners desire to submit the real property described in Exhibit A (hereinafter referred to as the "Property") to the provisions, terms and conditions of the Declaration of Covenants, Conditions and Restrictions dated April 29, 1985, as same has been amended to the date hereof and as supplemented by that First Supplement to Declaration of Covenants, Conditions and Restrictions dated June 25, 1986 (the "First Supplement"), Second Supplement to Declaration of Covenants, Conditions and Restrictions dated January 1, 1988 (the "Second Supplement"), Third Supplement to Declaration of Covenants, Conditions and Restrictions dated August 14, 1990 (the "Third Supplement"), Fourth Supplement to Declaration of Covenants, Conditions and Restrictions dated August 8, 1991 (the "Fourth Supplement"), Fifth Supplement to Declaration of Covenants, Conditions and Restrictions dated January 13, 1992 (the "Fifth Supplement"), Sixth Supplement to Declaration of Covenants, Conditions and Restrictions dated January 12, 1993 (the "Sixth Supplement"), Seventh Supplement to Declaration of Covenants, Conditions and Restrictions dated January 3, 1994 (the "Seventh Supplement"), Eighth Supplement to Declaration of Covenants, Conditions and Restrictions, dated May 11, 1995 (the "Eighth Supplement"), Ninth Supplement to Declaration of Covenants, Conditions and Restrictions, dated August 26, 1996 (the "Ninth Supplement"), Tenth Supplement to Declaration of Covenants, Conditions and Restrictions, dated September 26, 1997 (the "Tenth Supplement"), and the Eleventh Supplement to Declaration of Covenants, Conditions and Restrictions, dated MARCH 6, 2007 (the "Eleventh Supplement"); such Declaration and any amendment thereto to the date hereof, the First Supplement, the Second Supplement, the Third Supplement, the Fourth

Supplement, the Fifth Supplement, the Sixth Supplement, the Seventh Supplement, the Eighth Supplement, the Ninth Supplement and the Tenth Supplement are referred to collectively herein as the "Declaration" and are recorded in the Forsyth County Registry in Book 1484 at page 417, Book 1550 at page 1344, Book 1634 at page 2001, Book 1698 at page 3916, Book 1722 at page 221, Book 1733 at page 483, Book 1768 at page 2118, Book 1811 at page 2142, Book 1857 at page 1119, Deed Book 1917 at page 1131, Deed Book 1967 at page 2900, and Deed Book 2754 at page 3347-3350, respectively; and

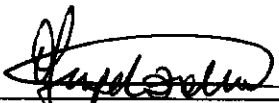
WHEREAS, pursuant to Article One of the Declaration, additional real property may become subject to the Declaration by recordation of supplemental declarations(s) by the Developer wherein any such real property is specifically made subject to and governed by all or a portion of the Declaration, and by any such action of the Developer the rights of all original and additional members of the Association, as defined in the Declaration, shall be uniform; and

WHEREAS, the Developer is willing to, desirous of and joins herein with the Owners for the purpose of subjecting the Property to the terms, conditions and provisions of the Declaration, so that such Property shall be governed by all of the covenants, conditions, restrictions, rights and obligations contained or mentioned in the Declaration.

NOW, THEREFORE, in consideration of the premises and the benefits accruing to the Owners, Developer and subsequent purchasers of any portion(s) of the Property, the Owners specifically declare that the Property is and shall be held, transferred, sold, conveyed and occupied subject to and governed by all the terms and provisions of the covenants, conditions, restrictions, rights and obligations contained in the Declaration and any amendment thereto.

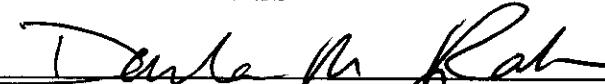
IN WITNESS WHEREOF, the Owners and Developer have caused this Twelfth Supplement to the Declaration of Covenants, Conditions and Restrictions to be executed as of the day and year first above written.

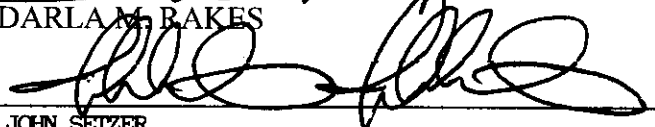
OWNERS:

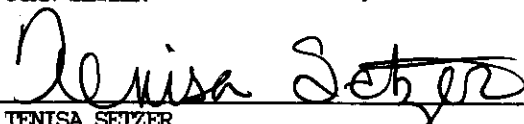

_____(SEAL)
ANGEL R. ZABALA


_____(SEAL)
MARIEYINK C. SEGOVIA


_____(SEAL)
MICHAEL L. RAKES


_____(SEAL)
DARLA M. RAKES


_____(SEAL)
JOHN SETZER


_____(SEAL)
TENISA SETZER

DEVELOPER:

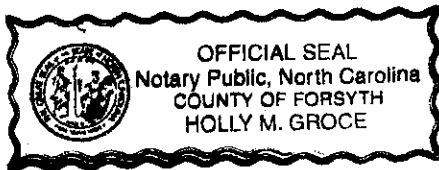
VANGUARD PROPERTIES, A North Carolina
General PartnershipBy: *William E. Hollan, Jr.* (SEAL)
William E. Hollan, Jr. General Partner

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following persons personally appeared before me this day, that I have personal knowledge (or have received satisfactory evidence) of the identity of said persons, and that they acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Angel R. Zabala and wife, Marieyink C. Segovia, Owners.

Date: 5/3/07

[Stamp or Seal]

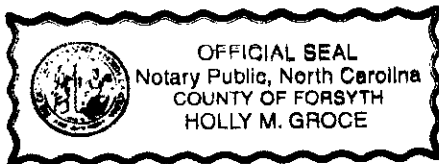
Signature of Notary *Holly M. Groce*Typed or Printed Name of Notary Holly M. GroceMy Commission expires: 3/1/2011

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following persons personally appeared before me this day, that I have personal knowledge (or have received satisfactory evidence) of the identity of said persons, and that they acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Michael L. Rakes and wife, Darla M. Rakes, Owners.

Date: 5/3/07

[Stamp or Seal]

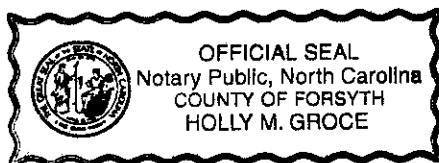
Signature of Notary *Holly M. Groce*Typed or Printed Name of Notary Holly M. GroceMy Commission expires: 3/1/2011

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following persons personally appeared before me this day, that I have personal knowledge (or have received satisfactory evidence) of the identity of said persons, and that they acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: John Setzer and wife, Tenisa Setzer, Owners.

Date: 5/11/2007

[Stamp or Seal]



A handwritten signature of the notary, Holly M. Groce, written in dark ink.

Signature of Notary

The typed or printed name of the notary, "Holly M. Groce", written in dark ink.

Typed or Printed Name of Notary

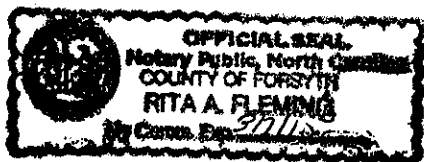
My Commission expires: 3/1/2011

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, that I have personal knowledge (or have received satisfactory evidence) of the identity of said person, and that he acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: William E. Hollan, Jr., General Partner, Vanguard Properties, Developer.

Date: 2/7/07

[Stamp or Seal]



A handwritten signature of the notary, Rita A. Fleming, written in dark ink.

Signature of Notary

The typed or printed name of the notary, "Rita A. Fleming", written in dark ink.

Typed or Printed Name of Notary

My Commission expires: 3/7/2010

EXHIBIT "A"

TRACT ONE: **BEING KNOWN AND DESIGNATED** as Lot 68 as shown on the map of WATERFORD, SECTION 4, PHASE 4, which map is recorded in Plat Book 49, Page 100, in the Office of the Register of Deeds of Forsyth County, reference to which is hereby made for a more particular description.

TRACT TWO: **BEING KNOWN AND DESIGNATED** as Lot 69 as shown on the map of WATERFORD, SECTION 4, PHASE 4, which map is recorded in Plat Book 49, Page 100, in the Office of the Register of Deeds of Forsyth County, reference to which is hereby made for a more particular description.

TRACT THREE: **BEING KNOWN AND DESIGNATED** as Lot 70 as shown on the map of WATERFORD, SECTION 4, PHASE 4, which map is recorded in Plat Book 49, Page 100, in the Office of the Register of Deeds of Forsyth County, reference to which is hereby made for a more particular description.