STATE OF NORTH CAROLINA
COUNTY OF PITT

ANNEXATION AND AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
VILLA GRANDE PHASE ONE, SECTION B

THIS DECLARATION of Annexation made this the 12th day of January, 2020, by and between NSD Company, Inc., a North Carolina Corporation (the “Declarant”); Villa Grande Homeowner’s Association, Inc., a North Carolina non-profit corporation (the “Association”); and the undersigned Lot Owners.

WITNESSETH

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Villa Grande (the “Declaration”) dated December 15, 2017 was duly recorded in Book 3629, Pages 557-585, Pitt County Registry.

WHEREAS, Article XI Section (11.4) of the said Declaration gives the Declarant the right to amend the said Declaration; and

WHEREAS, Article XI Section (11.5), of the said Declaration gives to the Declarant the right to annex additional lands to be subject to the Declaration.

WHEREAS, several lots were sold by the Declarant, prior to the execution of this Annexation and Amendment, and the Lot Owners have consented to this Amendment and join in the execution of same for purpose of subjecting their lots to the Declaration of Covenants, Conditions, and Restrictions of Villa Grande.

NOW, THEREFORE, the Declaration is hereby amended as follows:

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1. **ANNEXATION.** The provisions of the Declaration are hereby made applicable to the following described property. All of the terms and provisions of the Declaration as amended shall be fully binding and applicable to all said lots as though such lots were described in the Declaration at the time of its recordation. The property is described as follows:

   Being all of the property as shown on the final plat entitled, “Villa Grande Phase One, Section “B” prepared by Thomas Engineering, PA, and recorded on August 27, 2019 in Map Book 84, Page 134, Pitt County Registry.

2. The authority of the Declarant to amend the Declaration and to add additional land is set forth in Article XI, Section 11.4 and Section 11.5 respectively.

3. **Survival.** Except as specifically amended or altered by this Declaration of Amendment, all provisions, restrictions and covenants contained in the original Declaration as amended, shall remain in full force and effect.

   IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed as of the day and year first above written.

   **DECLARANT:**

   NSD COMPANY
   A North Carolina Corporation
   By: __________________________
   Name: Nolan W. Sydes
   Title: President

   STATE OF NORTH CAROLINA
   COUNTY OF ONSLOW

   I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document in the capacity indicated thereon:
   Nolan W. Sydes

   Date: January 13, 2020

   [Signature]
   Notary Public
   Print Name: Meghan L. Marak
   My commission expires: 9-9-2024
ASSOCIATION:

VILLA GRANDE HOMEOWNER'S
ASSOCIATION, INC.,
A North Carolina Non-Profit Corporation

By: [Signature]
Name: Nolan W. Sydes
Title: President

STATE OF NORTH CAROLINA
COUNTY OF ONSLOW

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document in the capacity indicated thereon:
Nolan W. Sydes.

Date: January 13, 2020

[Signature]
Notary Public
Print Name: Meghan L Marak
My commission expires: 9-9-2024
IN WITNESS WHEREOF, the undersigned being the Owner of Lots 51, 52, 53, 54, 55, 64, 65, 66, 67, 68, 69, & 70 Villa Grande, Phase One, Section "B" joins in the execution of the foregoing Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions (the "Declaration") for purposes of subjecting its property to the Declaration for all purposes.

This the 10th day of January, 2020.

A. SYDES CONSTRUCTION, INC.
North Carolina Corporation

By: [Signature]
Name: Anthony W. Sydes
Title: President

STATE OF NORTH CAROLINA
COUNTY OF ONSLOW

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document in the capacity indicated thereon:

Anthony W. Sydes

Date: 01/10/2020

Notary Public
Print Name: Leah P. Quinn
My commission expires: 01/14/2023