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 BY: AMY L SIMPSON

2023031535
GUILFORD COUNTY, NC
 JEFF L. THIGPEN
 REGISTER OF DEEDS

NC FEE \$26.00

PREPARED BY AND RETURN TO: William B. Aycock II, Schell Bray PLLC, 100 Europa Dr., Suite 271, Chapel Hill, NC 27517

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

SUPPLEMENTAL DECLARATION TO
 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BRIGHTWOOD
 FARM

This Supplemental Declaration to the Master Declaration of Covenants, Conditions and Restrictions for Brightwood Farm (this "*Supplemental Declaration*") is made on the date hereinafter set forth by BRIGHTWOOD FARM MASTER HOMEOWNERS ASSOCIATION, INC., a North Carolina nonprofit corporation, hereinafter referred to as the "*Master Association*", and FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation, hereinafter referred to as the "*Owner*". The Master Association and Owner state and declare as follows:

BACKGROUND STATEMENTS

- A. By the Master Declaration of Covenants, Conditions and Restrictions for Brightwood Farm recorded in Book 6002 Page 2366, Guilford County Registry (as amended and supplemented, the "*Master Declaration*"), Arcon, Inc., a North Carolina corporation, the original Declarant, subjected the property described therein to the terms and conditions of the Master Declaration. To the extent not defined herein, capitalized terms shall have the meaning set forth in the Master Declaration.
- B. Article VIII, Section 4(a) of the Master Declaration provides that, upon expiration of the Period of Declarant Control, additional residential property and Master Common Elements may be annexed to the Properties with the consent of the Members entitled to cast two-thirds (2/3) of the votes of the Master Association who are voting in person or by proxy at a meeting duly called for such purpose.
- C. Owner is the owner of a portion of the property described in Exhibit A attached hereto and incorporated herein (the "*Additional Property*"). Owner now desires to subject the Additional Property to the terms, restrictions, covenants and conditions set forth in the Declaration.

submitted electronically by "Schell Bray PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Guilford County Register of Deeds.

- D. The Master Association hereby confirms at a meeting of the Master Association called for the purpose of subjecting the Additional Property to the terms, restrictions, covenants and conditions of the Master Declaration, Members entitled to cast two-thirds (2/3) of the votes of the Association voted in favor of subjecting the Additional Property to the Master Declaration, either in person, by ballot, or by proxy.

NOW THEREFORE, the Master Association and the Owner hereby declare that all of the Additional Property shall hereafter be held, sold and conveyed subject to the terms, restrictions, covenants and conditions set forth in the Master Declaration, which shall run with the Additional Property and which shall be binding upon all owners of any portion of the Additional Property and their lessees, guests, mortgagees, heirs, executors, administrators, successors and assigns.

SIGNATURES FOLLOW ON NEXT PAGE

IN WITNESS WHEREOF, the Master Association has caused this Supplemental Declaration to be executed by its duly authorized President, all by order and authority duly granted by its board of directors, as of this the 23 day of May, 2023.

BRIGHTWOOD FARM MASTER HOMEOWNERS ASSOCIATION, INC. a North Carolina nonprofit corporation

By: [Signature]
Name: Dan Radford
Title: President

STATE OF NORTH CAROLINA

COUNTY OF Guilford

I certify that Dan Radford in his/her capacity as President of BRIGHTWOOD FARM MASTER HOMEOWNERS ASSOCIATION, INC, personally appeared before me this day, acknowledging to me that, they executed the foregoing document in the capacity therein indicated.

WITNESS my hand and official seal, this 23rd day of May, 2023.

[Signature]
Notary's Official Signature

(Official Seal)

Jessica Stewart
Notary's Printed or Typed Name

My commission expires: 02-26-2028



IN WITNESS WHEREOF, Owner has caused this Supplemental Declaration to be executed as of this the 30 day of MAY, 2023.

FORESTAR (USA) REAL ESTATE GROUP INC.
a Delaware corporation

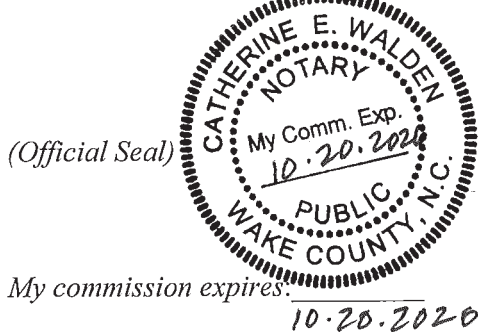
By: [Signature]
Name: M.L. Mueller
Title: Division President

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I certify that **M.L. Mueller** in her capacity as **Division President** of **FORESTAR (USA) REAL ESTATE GROUP INC.**, personally appeared before me this day, acknowledging to me that he or she signed the foregoing document in the capacity therein indicated.

WITNESS my hand and official seal, this 30 day of May, 2023.



Catherine E. Walden
Notary's Official Signature

CATHERINE E. WALDEN
Notary's Printed or Typed Name

My commission expires: 10.20.2020

EXHIBIT "A"
Additional Property

BEING THAT PORTION OF THE BRIGHTWOOD FARM DEVELOPMENT GENERALLY IDENTIFIED AS PHASE 5A ON THAT CERTAIN UNIFIED DEVELOPMENT PLAN FOR BRIGHTWOOD FARMS, RECORDED IN BOOK 152, PAGES 125-127 (SPECIFICALLY SHOWN ON PAGE 126) OF THE GUILFORD COUNTY REGISTRY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE ON THE WESTERN RIGHT OF WAY OF PREAKNESS PARKWAY, THE NORTH EAST CORNER OF LOT 1, AS SHOWN ON PLAT BOOK 158, PAGE 123 OF THE GUILFORD COUNTY REGISTRY; THENCE WITH THE NORTH LINE OF SAID LOT 1 SOUTH 87°57'45" WEST A DISTANCE OF 463.01 FEET TO AN IRON PIPE; THENCE SOUTH 40°29'40" WEST A DISTANCE OF 146.69 FEET TO AN IRON PIPE ON THE NORTHERN RIGHT OF WAY OF BRIGHTWOOD FARM PARKWAY, AS SHOWN ON PLAT BOOK 205, PAGE 130; THENCE WITH SAID NORTHERN RIGHT OF WAY, A CURVE TO THE LEFT, A RADIUS OF 795.00 FEET, AN ARC LENGTH OF 57.70 FEET, A CHORD BEARING OF NORTH 51°35'07" WEST, A CHORD LENGTH OF 57.69 FEET TO AN IRON PIPE; THENCE WITH A CURVE TO THE LEFT A RADIUS OF 795.00 FEET, AN ARC LENGTH OF 125.44 FEET, A CHORD BEARING OF NORTH 58°11'06" WEST, A CHORD LENGTH OF 125.31 FEET TO AN IRON PIPE; THENCE NORTH 62°42'19" WEST A DISTANCE OF 443.78 FEET TO AN IRON PIPE; THENCE A CURVE TO THE LEFT, A RADIUS OF 795.00 FEET, AN ARC LENGTH OF 123.95 FEET, A CHORD BEARING OF NORTH 67°10'18" WEST, A CHORD LENGTH OF 123.83 FEET TO AN IRON PIPE; THENCE NORTH 71°38'17" WEST A DISTANCE OF 264.64 FEET TO AN IRON PIPE; THENCE A CURVE TO THE RIGHT, A RADIUS OF 867.74 FEET, AN ARC LENGTH OF 606.95 FEET, A CHORD BEARING OF NORTH 51°35'59" WEST, A CHORD LENGTH OF 594.66 FEET TO AN IRON PIPE, THE SOUTHWEST CORNER OF THE COMMON AREA SHOWN ON PLAT BOOK 157, PAGE 25; THENCE WITH SAID COMMON LINE NORTH 60°12'38" EAST A DISTANCE OF 217.73 FEET TO AN IRON PIPE; THENCE SOUTH 64°41'15" EAST A DISTANCE OF 265.13 FEET TO AN IRON PIPE; THENCE SOUTH 51°43'58" EAST A DISTANCE OF 117.56 FEET TO AN IRON PIPE; THENCE SOUTH 49°09'29" EAST A DISTANCE OF 55.80 FEET TO AN IRON PIPE; THENCE SOUTH 58°22'52" EAST A DISTANCE OF 53.50 FEET TO AN IRON PIPE; THENCE SOUTH 77°52'20" EAST A DISTANCE OF 107.09 FEET TO AN IRON PIPE; THENCE SOUTH 74°30'11" EAST A DISTANCE OF 43.26 FEET TO AN IRON PIPE; THENCE SOUTH 84°41'58" EAST A DISTANCE OF 173.75 FEET TO AN IRON PIPE; THENCE NORTH 87°57'34" EAST A DISTANCE OF 362.51 FEET TO AN IRON PIPE, THE SOUTHWEST CORNER OF THE COMMON AREA SHOWN ON PLAT BOOK 155, PAGE 35; THENCE WITH SAID COMMON LINE NORTH 87°57'34" EAST A DISTANCE OF 42.49 FEET TO AN IRON PIPE; THENCE SOUTH 77°27'59" EAST A DISTANCE OF 51.66 FEET TO AN IRON PIPE; THENCE NORTH 87°57'34" EAST A DISTANCE OF 100.00 FEET TO AN IRON PIPE; THENCE NORTH 73°19'56" EAST A DISTANCE OF 51.48 FEET TO AN IRON PIPE; THENCE NORTH 87°57'34" EAST A DISTANCE OF 438.33 FEET TO AN IRON PIPE ON THE WESTERN RIGHT OF WAY OF PREAKNESS PARKWAY; THENCE WITH SAID RIGHT OF WAY, A CURVE TO THE LEFT, A RADIUS OF 795.00 FEET, AN ARC LENGTH OF 223.06 FEET, A CHORD BEARING OF SOUTH 04°21'17" WEST, A CHORD LENGTH OF 222.32 FEET TO AN IRON PIPE; THENCE SOUTH 03°39'57" EAST A DISTANCE OF 66.77 FEET TO AN IRON PIPE; THENCE A CURVE TO THE RIGHT, A RADIUS OF 735.00 FEET, AN ARC LENGTH OF 236.46 FEET, A CHORD BEARING OF SOUTH 05°30'38" WEST, A CHORD

LENGTH OF 235.44 FEET TO THE POINT OF BEGINNING; CONTAINING 791,087 SQUARE FEET OR, 18.16 ACRES.

BEING THE SAME PROPERTY AS GUILFORD COUNTY PINs 8824572118, 8824566980, 8824662774, & 8824667707.