

Drawn by and Mail to:

Parham, Helms, Harris, Blythe & Morton  
1229 E. Morshead Street  
Charlotte, NC 28204 (Box 22)

BK: 08866 PG: 0478/0479 #0311 10.00  
JUDITH A GIBSON REG OF DEEDS MECK NC  
FILED FOR REGISTRATION 12/20/96 12:03

**SUPPLEMENTAL DECLARATION OF COVENANTS,  
CONDITIONS, AND RESTRICTIONS**

**CAMBRIDGE**

**(A PORTION OF BRISTOL FORD AT CAMBRIDGE)**

THIS Declaration of Covenants, Conditions, and Restrictions is made this 17th day of December, 1996, by and between **BEAZER HOMES CORP.**, a Tennessee corporation, having a principal place of business in Mecklenburg County, North Carolina, (hereinafter referred to as "Declarant"), and any and all persons, firms, or corporations hereafter acquiring any of the within described property.

**WITNESSETH:**

WHEREAS, Declarant is the owner of a development in the County of Mecklenburg, State of North Carolina, known as CAMBRIDGE, maps of portions of said development having been filed of record in the Mecklenburg County Public Registry, which portions have been subject to a Master Declaration of Covenants, Conditions, and Restrictions, and to a Declaration of Covenants, Conditions, and Restrictions (hereinafter referred to as the "Declarations"), which are recorded in Book 6422 at Page 508 and Book 6422 at Page 524, respectively, of the Mecklenburg County Public Registry; and

WHEREAS, Article II, Section 2, of said Declarations provide that Declarant may extend the Declarations (and the covenants and restrictions therein contained) to other property by filing of record a Supplemental Declaration in respect to the property to be made subject to the said Declarations, in order to extend the scheme of development of Cambridge to other property and thereby bring such additional properties within the jurisdiction of Cambridge Association and Cambridge Homeowners Association; and

WHEREAS, Declarant now intends to subject property owned by it shown on a map recorded in Map Book 27 at Page 776 of the Mecklenburg County Public Registry to said Declarations.

NOW, THEREFORE, in consideration of the premises, Declarant agrees with any and all persons, firms, or corporations hereafter acquiring any of the property shown on the map recorded in Map Book 27 at Page 776 of the Mecklenburg County Public Registry that the same are hereby subjected to the aforesaid Declarations to the same extent and degree as if said Declarations were set out in their entirety.

*Ball*

IN WITNESS WHEREOF, the undersigned, BEAZER HOMES CORP., Declarant, has caused this Declaration to be executed by its Vice President, attested by its Assistant Secretary, and its corporate seal to be hereunto affixed, the day and year first above written.

BEAZER HOMES CORP.

ATTEST:

*[Handwritten signature]*  
\_\_\_\_\_  
Assistant Secretary

By: \_\_\_\_\_

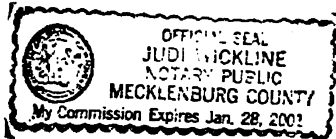
*[Handwritten signature]*  
\_\_\_\_\_  
Vice President

(CORPORATE SEAL)



STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

This 17th day of December, 1996, personally came before me SCOTT THORSON who, being by me duly sworn, says that he is the Vice President of BEAZER HOMES CORP. and that the seal affixed to the foregoing instrument in writing is the corporate seal of said company; that said writing was signed and sealed by him in behalf of said corporation by its authority duly given; and the said SCOTT THORSON acknowledged the said writing to be the act and deed of said corporation.



*[Handwritten signature]*  
\_\_\_\_\_  
Notary Public

My Comm. Expires: \_\_\_\_\_

(NOTARY SEAL)

State of North Carolina, County of Mecklenburg

The foregoing certificate(s) of \_\_\_\_\_

*[Handwritten signature]*  
\_\_\_\_\_  
\_\_\_\_\_

Notary (ies) Public is/are certified to be correct.

This 20th day of December, 1996.

JUDITH A. GIBSON, REGISTER OF DEEDS

By: *[Handwritten signature]* \_\_\_\_\_ Deputy Register of Deeds

Drawn by and Mail to:

Faitham, Helms, Harris, Blythe & Morton  
1329 E. Morehead Street  
Charlotte, NC 28204 (Box 22)

## DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

### CAMBRIDGE

#### (A PORTION OF BRISTOL FORD AT CAMBRIDGE)

THIS Declaration of Covenants, Conditions, and Restrictions is made this 17th day of December, 1996, by and between **BEAZER HOMES CORP.**, a Tennessee corporation, having a principal place of business in Mecklenburg County, North Carolina, (hereinafter referred to as "Declarant"), and any and all persons, firms, or corporations hereafter acquiring any of the within described property.

#### WITNESSETH:

WHEREAS, Declarant is the owner of the real property shown on a map of CAMBRIDGE (Bristol Ford at Cambridge), which map is recorded in Map Book 27, Page 776 in the Mecklenburg County Public Registry, which property is more particularly described in Article I hereof, and desires to create thereon an exclusive residential community named CAMBRIDGE; and

WHEREAS, Declarant desires to insure the attractiveness of the subdivision and to prevent any future impairment thereof; to prevent nuisances; to preserve, protect, and enhance the values and amenities of all properties within the subdivision; and to this end, desires to subject the real property shown upon the aforesaid maps, together with such additions as may hereafter be made thereto, to the covenants, conditions, restrictions, and easements hereafter set forth, each and all of which is and are for the benefit of said property and each owner thereof; and

NOW, THEREFORE, Declarant, by this Declaration of Covenants, Conditions, and Restrictions, does declare that all of the property shown on the aforesaid map of CAMBRIDGE is and shall be held, transferred, sold, conveyed, and occupied subject to the covenants, conditions, restrictions, easements, charges, and liens set forth in this Declaration, which shall run with the real property and be binding on all parties owning any right, title, or interest in said real property or any part thereof, their heirs, successors, and assigns, and shall inure to the benefit of each owner thereof.

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*Handwritten initials*

## ARTICLE I

### PROPERTY SUBJECT TO THIS DECLARATION

The property which is hereby made subject to this Declaration is more particularly described as follows:

BEING all of the property shown on the map of BRISTOL FORD AT CAMBRIDGE, recorded in Map Book 27 at Page 776 of the Mecklenburg County Public Registry.

Only the real property shown on the aforesaid recorded map of BRISTOL FORD AT CAMBRIDGE is hereby made subject to this Declaration.

## ARTICLE II

### ARCHITECTURAL CONTROL

No building, fence, wall, or other structure shall be commenced or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made, including the erection of antennas, aerials, awnings, the replacement of reflective or other material in the windows of a Homeowner's Unit or other exterior attachment, until the plans and specifications showing the nature, kind, shape, heights, materials, and location of the same shall have been submitted to and approved in writing as a harmony of external design and location in relation to surrounding structures and topography by an architectural control committee composed of three (3) or more representatives appointed by the Declarant or by the Board of Directors of Cambridge Homeowners Association, once the Declarant assigns to it the right of appointment hereunder. In the event said committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required, and this Article will be deemed to have been fully complied with. The Architectural Control Committee shall have the right to charge a reasonable fee for receiving such application in an amount not to exceed \$25.00. The Architectural Control Committee shall not approve any alterations, decorations, or modifications which would jeopardize or impair the soundness, safety, or appearance of any Lot or the Common Area. Provided that nothing herein contained shall be construed to permit interference with the development of the Properties by the Declarant in accordance with its general plan of development.

## ARTICLE III

### USE RESTRICTIONS

Section 1. Land Use. All Lots in the tract shall be known and described as residential lots. No structure shall be erected, altered, placed, or permitted to remain on any residential building plot other than a single-family dwelling not to exceed two and one-half (2½) stories in height and a private garage for each unit for not more than two (2) cars and other accessory structures customarily incidental to use of the plot.

Section 2. Building Lines. No building shall be located nearer to the front or side lines than the building setback lines shown on the recorded plat, if such lines are shown. In any event, no building shall be placed nearer to any front, side, or rear setback line, as required by the Mecklenburg County Zoning Ordinance or any other applicable zoning ordinance.

Unintentional violations not exceeding ten percent (10%) of the minimum building line requirements set forth shall not be considered a violation of this Section.

Section 3. Subdivision of Lots. No person or entity may subdivide or resubdivide any Lot or Lots without the prior written consent of the Declarant.

Section 4. Size of Structure. No residential structure shall be erected or placed having a finished heated area of less than 900 square feet.

Section 5. Temporary Structures. No structure of a temporary nature shall be erected or allowed to remain on any Lot unless and until permission for the same has been granted by the Architectural Control Committee. This Section shall not be applicable to temporary construction trailers, sales offices, and material storage facilities used during construction.

Section 6. Clothes Drying. No drying or airing of any clothing or bedding shall be permitted outdoors on any Lot or in any other unenclosed area (including patios) within the Properties other than between the hours of 8:00 A.M. and 5:00 P.M. on Monday through Friday and 8:00 A.M. and 1:00 P.M. on Saturdays (except when any such day shall fall on a holiday) and clothes hanging devices, such as lines, reels, poles, frames, etc., shall be stored out of sight other than during the times aforementioned.

Section 7. Nuisances. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereof which may be or become an annoyance or nuisance to the neighborhood.

