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Fredrick Smith

Drawn by and mail to:
Alexander Ricks PLLC
4601 Park Road, Suite 580
Charlotte, North Carolina 28209

**STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG**

**DECLARATION OF PROTECTIVE COVENANTS
FOR
MCALLISTER COURT**

THIS DECLARATION OF PROTECTIVE COVENANTS (the "Declaration") made 23 day of April, 2018, by SCBP DEVELOPER, LLC, a North Carolina limited liability company organized and existing under the laws of the State of North Carolina, hereinafter referred to as "Declarant";

W I T N E S S E T H:

WHEREAS, Declarant is the owner of fee simple title to certain real property situated in Mecklenburg County, North Carolina with an address of 13735 and 13739 Steele Creek Road, Charlotte, North Carolina, which real property consists of approximately 8.65 acres as more particularly set forth on that certain Subdivision Plat recorded in Book 62, Page 826 of the Mecklenburg County Registry (the "Subdivision Plat"), and on which real property Declarant desires to create, as permitted under local zoning ordinances, a professional commercial development to be known as McAllister Court; and

WHEREAS, Declarant desires to insure the attractiveness of the development; and to preserve, protect and enhance the values, appearance and amenities thereof; to provide for a method for the maintenance, repair, replacement and operation of certain Improvements (as such term is hereinafter defined and used herein), located within or adjacent to the rights-of-way of the public streets within McAllister Court or appurtenant to the Properties (as such term is

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and the terms of the submitter agreement with the Mecklenburg County Register of Deeds.

hereinafter defined and used herein); and, to this end desires to subject the Properties to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of said Properties and each owner thereof; and

WHEREAS, Declarant, in order to further the objectives set forth herein, has deemed it desirable to create an organization to which will be delegated and assigned the power of maintaining, repairing, replacing, operating and administering certain Improvements located within the Association Landscape and Easement Areas within McAllister Court or adjacent to public street rights-of-way and entrances into the development, and administering and enforcing the covenants and restrictions and collecting and disbursing the Assessments and charges hereinafter created; and

WHEREAS, Declarant has incorporated or will incorporate under North Carolina law, McAllister Court Property Owners Association, Inc. as a non-profit membership corporation for the purpose of exercising and performing the aforesaid functions.

NOW THEREFORE, Declarant, by this Declaration, does hereby declare that all of the real property described on the Subdivision Plat, and such additions thereto as may be hereinafter made pursuant to Article II hereof, are 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.

ARTICLE I

DEFINITIONS

Section 1. “Association” shall mean and refer to McAllister Court Property Owners Association, Inc., a North Carolina non-profit corporation, its successors and assigns.

Section 2. “Owner” shall mean any record owner (including the Declarant), whether one or more persons or entities, of fee simple title to the property more particularly described the Subdivision Plat (said property being hereinafter referred to individually as a “Tract” or as the “Tracts”) or to a Lot derived from a subdivision of one or more of the Tracts which is part of the Properties, including contract sellers, but excluding those having such interests merely as security for the performance of an obligation.

Section 3. “Properties” shall mean and refer to the “Existing Property” described in Article II, Section 1 hereof, and any additions thereto as are or shall become subject to this Declaration and brought within the jurisdiction of the Association under the provisions of Article II hereof.

Section 4. “Lot” shall mean and refer to any plot of land, with delineated boundary lines, property located within public streets which are reserved or established for the use of all owners (a) appearing on any recorded subdivision map of the Properties, (b) subdivided out of

the Properties by Declarant and conveyed to another person or entity by deed recorded in the Mecklenburg County Public Registry, (c) conveyed as a Tract by Declarant to another person or entity by deed recorded in the Mecklenburg County Public Registry and any subsequent subdivisions thereof, or (d) all portions of the Properties owned by Declarant. In the event of a subdivision of any Lot, each such parcel shall also be considered a "Lot", and further provided that parcels may be subdivided into additional parcels for the purpose of granting different lending institutions deeds of trust on portions of such areas to secure loans and upon foreclosure, diverse ownership shall not constitute a violation hereof and each such parcel shall after such foreclosure be deemed a "Lot".

Section 5. "Association Landscape and Easement Areas" shall be all property within the Properties, including generally, all driveways, parking areas, medians, private streets, landscaped areas and other Improvements within McAllister Court, but specifically excluding only the Building Improvements, as defined herein, the specific location of the Association Landscape and Easement Areas to be designated "Association Landscape and Easement Areas" on maps of portions of the Properties, presently or hereafter recorded.

Section 6. "Utility Easements" shall be utility easements in areas within ten feet (10') from the front, side and rear boundary lines of each Lot (excluding any portions of such areas where Building Improvements may be located in accordance with this Declaration) or as designated "Utility Easement" on maps of portions of the Properties, now or hereafter recorded; provided, however, if the nature of development on a Lot is such that the Zoning Ordinance of the City of Charlotte or Mecklenburg County, as applicable, does not impose a side yard requirement between buildings or other improvements constructed on said Lot and any adjacent Lot, then with respect to such Lot, utility easements shall be in areas within ten feet (10') from the front and rear boundary lines of such Lot (excluding any portions of such areas where Building Improvements may be located in accordance with this Declaration).

Section 7. "Drainage Easements" shall be storm water drainage easements in and to all storm water drainage and detention areas within the Association Landscape and Easement Areas.

Section 8. "Signage Easements" shall be signage easements with respect to any monument, pylon or other signage within the Association Landscape and Easement Areas and designated for the use of the Owners and Occupants.

Section 9. "Sidewalk Easements" shall be areas located along or adjacent to the street front boundary lines of each Lot (except along Steele Creek Road frontage) or such areas designated as "Sidewalk Easement" on maps of portions of the Properties, which are now or hereafter recorded.

Section 10. "Declarant" shall mean and refer to SCBP Developer, LLC, a North Carolina limited liability company, and those of its successors and assigns, if any, to whom the rights of Declarant hereunder are specifically transferred by written instrument in accordance with Article IX, Section 6, subject to such terms and conditions as the Declarant may impose. Upon any such transfer by Declarant of any or all of its Declarant rights and obligations

hereunder, Declarant shall be relieved of any and all obligations and liabilities with respect to the rights and obligations so transferred.

Section 11. “Member” or “Members” shall mean and refer to the Declarant and to any Owner of any Lot (unless condominium ownership has been established for a Lot, in which case the Member shall be the condominium association established for such Lot pursuant to Article IX, Section 7, which person or entity shall automatically be deemed a member of the Association.

Section 12. “Designated Maintenance Items” shall mean those items located within the rights-of-way of public and private streets within McAllister Court (including property in medians and entrances), and within Association Landscape and Easement Areas, Utility Easements, Drainage Easements, Signage Easements and Sidewalk Easements and items required to be maintained by Declarant or the owner(s) of any of the Properties or which are specifically designated in a written notice delivered to any Owner by the Association, which written notice shall set forth the extent of the maintenance obligations of the Association and the specific locations to which such obligations apply.

This Declaration imposes no obligation on Declarant to construct, install or maintain any of the Designated Maintenance Items, except as expressly set forth in Article VIII hereof.

Section 13. “Institutional Lender” shall mean any life insurance company, bank, savings and loan association, trust, real estate investment trust, pension fund or other organization or entity which regularly makes loans secured by real estate.

Section 14. “Improvements” shall mean generally all buildings and other structures, together with all additions, enclosures, fences, loading docks, entranceways, exit ways, driveways, private streets, sidewalks, curb cuts, parking facilities, landscaping, planting, storage yards, storm drainage system, storm water detention facilities, irrigation facilities, utility lines and facilities, signage, exterior lighting or other structures or permanent or temporary improvements on any Lot.

Section 15. “Occupant” or “Occupants” shall mean and refer to any person or persons in possession of a Lot, including Owners, lessees, employees, guests and invitees of such person or persons.

Section 16. “Temporary Construction Staging Area” shall mean and refer to that portion of the Association Landscape and Easement Areas designated as the “Temporary Construction Staging Area” from time to time by the Declarant.

Section 17. “Building Improvements” or “buildings” shall mean structures located on any Lot that are the principal structures thereon having a roof supported by walls and intended to house the principal uses on such Lot.

Section 18. “Common Area Improvements” shall mean all Improvements on the Properties, excluding only Building Improvements.

Section 19. “Rules and Regulations” shall mean reasonable rules and regulations established by the Association that are applied in a uniform and unbiased manner with respect to the use of the Association Landscape and Easement Areas.

ARTICLE II

PROPERTY SUBJECT TO THIS DECLARATION AND WITHIN THE JURISDICTION OF MCALLISTER COURT PROPERTY OWNERS ASSOCIATION, INC. AND ADDITIONS THERETO

Section 1. Existing Property. The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration, and within the jurisdiction of the Association is the property described in the Subdivision Plat attached hereto and incorporated herein by reference. The Declarant hereby reserves the right to further subdivide the Existing Property.

Section 2. Additions to Existing Property. Additional land may be brought within the scheme of this Declaration and the jurisdiction of the Association in the following manner:

(a) Additional land which is (i) within the margins of public streets or rights-of-way or (ii) contiguous to the Existing Property and within one-half mile of the boundary of the Existing Property may be annexed to the Existing Property by Declarant with the consent of a majority of the Total Votes (as hereinafter defined).

(b) The additions authorized under subsection (a) above, shall be made by filing of record Supplementary Declaration of Protective Covenants with respect to the additional properties which specifically extend the scheme of this Declaration and the jurisdiction of the Association to such properties and the properties shall thereby be subject to the benefits, agreements, restrictions and obligations set forth herein, including, but not limited to, Assessments as herein determined, to pay for the Association’s expenses. The Supplementary Declaration of Protective Covenants may also contain such complementary additions and modifications of this Declaration pertaining to such additional properties as may be necessary or convenient, in the reasonable judgment of Declarant, to reflect the different character of the annexed property.

Section 3. Rezoning of Parcels 4 and 5. The Owners will support and will not oppose or contest the Declarant’s rezoning of the northern portions of Parcels 4 and 5 for the purpose of reducing the seventy-five foot undisturbed buffer on the northern side of Parcels 4 and 5, provided that such rezoning would not have a material adverse effect on the development or use of Parcels 4 and 5, including, without limitation, any material adverse changes setbacks, allowances or restrictions on building height, building size or square footage, signage, permitted uses, access or parking; provided, further, that the proposed site plan referenced as “Phase 3 Sketch Plan” for McAlister Court by Landworks Design Group, P.A., dated October 27, 2017 (the “Site Plan”) will not be considered a material adverse effect or change.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

Section 1. Members. Every Owner of a Lot which is subject to Assessment (as such term is defined in Article V, Section 1 hereof) shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to Assessment. Notwithstanding the foregoing provisions, Declarant shall be deemed a Member, regardless of whether it is obligated to pay Assessments as set forth in Article V, Section 1 hereof.

Section 2. Voting. The voting rights of the membership shall be appurtenant to the ownership of the Lots. There shall be two classes of Lots with respect to voting rights:

(a) Class A Lots. Class A Lots shall be all Lots except Class B Lots as the same are hereinafter defined. Each Class A Lot shall entitle the owner(s) of said Lot to one (1) vote for each parking space allocated to such Class A Lot as set forth on Exhibit A attached hereto. When more than one person owns an interest (other than a leasehold or a security interest) in any Lot all such persons shall be Members and the voting rights appurtenant to said Lot shall be exercised as they, among themselves, determine by majority vote based on ownership interest, but in no event shall the vote or votes be cast separately with respect to any jointly owned Lot.

(b) Class B Lots. Class B Lots shall be all Lots owned by Declarant (as "Declarant" is defined in Article I, above) which have not been converted to Class A Lots as provided in (i) or (ii), below. The Declarant shall be entitled to five (5) votes for each parking space allocated to the Properties owned by it. The Class B Lots shall cease to exist and shall be converted to Class A Lots upon the latter of the following:

(i) When the total number of votes appurtenant to the Class A Lots equals the total number of votes appurtenant to the Class B Lots, provided, that all Lots owned by Declarant shall revert to Class B Lots and thereby shall be reinstated with all rights, privileges and responsibilities of such class, if, after the above provided conversion of Class B Lots to Class A Lots, additional lands are annexed to the Properties (with or without the assent of Class A Members), thus making the Declarant the owner, by virtue of newly created Lots and of other Lots owned by Declarant, of a sufficient number of acres within Class B Lots to cast a majority of votes (it being hereby stipulated that the conversion or reconversion shall occur automatically as often as the foregoing facts shall occur); or

(ii) On January 1, 2024.

(c) The Owner(s) of each Lot shall be entitled to exercise the voting rights related to such Lot from and after the date that such Owner(s) acquire title to such Lot.

Section 3. Majority. Notwithstanding the above provisions, the Declarant shall be entitled to fifty-one percent (51%) of the total votes (the "Total Votes") of the Association Members until January 1, 2024.

Section 4. Amendment. Notwithstanding any provisions to the contrary contained herein, so long as Declarant owns any portion of the Properties, this Declaration and the Bylaws of the Association may not be amended without its written consent.

Section 5. Board of Directors. The Association shall be governed by a Board of Directors (the "Board of Directors") in accordance with the Bylaws. Notwithstanding any provisions to the contrary contained in this Declaration or in the Bylaws, the Declarant shall have the right to appoint or remove by written notice to the Board of Directors any member or members of the Board of Directors or any officer or officers of the Association until such time as the first of the following events occurs:

- (a) Declarant no longer owns any portion of the Properties;
- (b) Declarant surrenders the authority to appoint and remove members of the Board of Directors and officers of the Association by an express amendment to this Declaration executed and recorded by the Declarant; or
- (c) December 31, 2023.

Section 6. Default by Member. During any period in which a Member shall be in default in the payment of an Annual, Special or other Assessment levied by the Association in accordance with this Declaration, such Member's rights to vote and all other rights and incidents of membership in the Association may be suspended by the Board of Directors until such Assessment is paid.

ARTICLE IV

EASEMENTS

Section 1. Owner's Easements of Enjoyment. Every Owner, through ownership of a Lot, shall have, subject to Rules and Regulations established by the Board of Directors of the Association, a non-exclusive right and easement of access, ingress, egress, use and enjoyment in and to the Association Landscape and Easement Areas, Utility Easements, Drainage Easements, Signage Easements and Sidewalk Easements which shall be appurtenant to and pass with the title to every portion of the Properties. Such rights and easements shall include the rights of connecting and tying into common utility lines, storm water drainage lines and related facilities installed from time to time within the Utility Easements and Drainage Easements. Provided, however, that the Association shall exercise all rights of accessing, installing, maintaining and replacing from time to time any designated panels or advertising space on signage within the Signage Easements.

Section 2. Association Easements. The Association, its successors and assigns, shall have and hereby reserves a non-exclusive right and easement over those portions of the Properties defined as Association Landscape and Easement Areas in Article I, Section 5 hereof. This easement shall be for the purpose of inspecting Improvements, including facilities and landscaping thereon and for the purpose of installing, maintaining, inspecting, repairing, replacing, operating and administering Designated Maintenance Items located within Association Landscape and Easement Areas, including but not limited to landscaping (including, but not limited to, trees, shrubbery, grass and flowers), private streets, driveways, parking areas, lighting, sidewalks, utility lines, fences, signs, wetland ponds, storm drainage, storm water detention, fountains and entry monuments, to the extent that the Association is responsible for the same under this Declaration. The Association shall at all times have and reserve the right of ingress and egress for those authorized by it, including its employees, agents and subcontractors, over any Lot for all purposes permitted by this Declaration, including accessing the Association Landscape and Easement Areas for the further purpose of performing such installation, inspection and maintenance as it expressly undertakes within the Association Landscape and Easement Area easements. The Association shall also have the right to install, inspect and maintain the Designated Maintenance Items in the medians, islands and entrance ways located within the rights-of-way of public streets within McAllister Court and the entry areas along Steele Creek Road.

Section 3. Utility, Drainage, Signage and Sidewalk Easements. Declarant reserves for itself and the Association, and their respective successors and assigns, an easement over those portions of the Properties defined as Utility Easements in Article I, Section 6 hereof, Drainage Easements in Article I, Section 7 hereof, Signage Easements in Article I, Section 8 and Sidewalk Easements in Article I, Section 9 hereof for the purpose of installing, constructing, inspecting, maintaining, repairing, replacing and using public sidewalks, utility lines, signage and storm water drainage and detention facilities. Any sidewalk located within Sidewalk Easements on the Properties shall be for the general public's use. Any signage located within the Signage Easements on the Properties shall be for the shared use of the Owners (and their tenants). Provided, however, Declarant may agree in writing with any Owner to designate certain signage panels or other advertising space within the Signage Easements for the exclusive benefit of such Owner's Lot, in which case such Owner (and its tenants) shall be entitled to the exclusive use of such designated signage unless and until such Owner agrees in writing to any termination or modification of such designated signage rights.

Section 4. Reciprocal Parking and Access Easement.

(a) Each Owner of a Lot and such Owner's heirs, successors and assigns, tenants and invitees and any person, firm or corporation hereafter acquiring title to all or any portion of such Lot (whether such ownership is by deed, foreclosure or deed in lieu of foreclosure or otherwise), shall have the non-exclusive right, privilege and easement to enter upon, over and across the private streets, driveways and parking areas located on Properties for ingress, egress, regress and parking. Such rights and privileges shall be for the benefit and use of any lessee, invitee and licensee of present and future Owners of any portion of the Properties for the purpose of affording such present and future Owners, their lessees, invitees and licensees and each of their invitees and customers, the non-

exclusive privilege of using in common with other Owners, lessees, invitees and licensees and their invitees and customers, the driveways located within the Properties for pedestrian and vehicular ingress, egress and regress to and from the Properties, the private streets, and the parking areas for parking purposes described herein.

(b) The easement right herein granted shall be subject in all respects to the rights of the Association with respect to the Association Landscape and Easement Areas.

(c) Notwithstanding anything contained in this Declaration to the contrary, including this Article IV, each Lot shall be allowed to utilize for purposes of meeting its minimum parking space criteria by applicable laws, ordinances and codes, the number of parking spaces assigned to each Lot on Exhibit A attached hereto (the "Parking Allocations"). At all times, the Properties shall contain a sufficient number of parking spaces to collectively satisfy all such Parking Allocations. If any Owner develops its Lot for a use that will require additional parking (*i.e.*, an additional Parking Allocation), such Owner shall include additional parking areas on such Lot as part of the development (or shall cause additional parking areas to be constructed on any other Lot, with such other Owner's consent) as necessary to satisfy the additional Parking Allocation for such development, without adversely affecting the existing Parking Allocations and existing parking areas benefitting the other Owners. Any Owner (including Declarant) of a Lot that contains parking areas shall not reduce the number of parking spaces on such Lot that are available to satisfy the Parking Allocations, without the prior written consent of the other Owners entitled to such Parking Allocations. The Parking Allocations and Exhibit A may be amended by an instrument signed only by the Declarant so long as it owns any portion of the Properties; provided, however, the Parking Allocation for any Lot shall not be reduced without the prior written consent of the Owner of such Lot. Any amendment must be properly recorded.

Section 5. Declarant's Easements and Temporary Construction Staging Area. Declarant shall have a temporary, non-exclusive right and easement of use over and under the Association Landscape and Easement Areas for all purposes related to the development, leasing and sale of Lots including the construction of improvements on Lots and in the Association Landscape and Easement Areas. This easement shall include, without limitation, the right of vehicular and pedestrian ingress, egress and regress, the right to park motor vehicles and to engage in construction and marketing activities for portions of the Properties, including the movement and storage of all building materials and equipment, the conduct of sales activities, the maintenance of models and sales offices, and the erection and maintenance of directional, marketing and promotional signs. Notwithstanding the above, storage and placement of building materials, equipment, construction trailers and other items necessary for the construction of improvements on a Lot owned by Declarant or any other Owner shall be restricted to the confines of the Lot on which such construction of improvements is located and to the confines of the Temporary Construction Staging Area. An Owner may use a portion of Association Landscape and Easement Areas immediately adjacent to a Lot for construction activity and limited storage of materials with Declarant's approval, not to be unreasonably withheld, conditioned or delayed; provided that such use does not unreasonably interfere with or adversely affect the business activities of adjacent Owners or the use of the driveways and parking areas by

persons entitled to their use. The Declarant and any Owner using the Temporary Construction Staging Area or any such portion of the Association Landscape and Easement Areas shall be responsible for any damages caused to such areas through, or arising out of, its construction activities and shall at all times keep such areas and adjacent areas free from any dirt, mud, garbage, trash or other debris occasioned by the construction of improvements or storage of materials and equipment.

Section 6. Use by Tenants or Contract Purchasers. The right and easement of enjoyment granted to every Owner in Section 1 of this Article may be delegated by the owner to his tenants or contract purchasers and their agents, tenants, contractors and invitees.

Section 7. Use of Easements and Property Rights. The use of the easements and other property rights for Owners created in this Article IV shall be subject in all respects to the provisions of this Declaration and the Rules and Regulations established, from time to time, by the Association. In addition, the members of any Condominium Association established pursuant to Article IX, Section 7 hereof shall, through their membership in said Association, itself a member of the Association, have the rights and privileges afforded to all Owners in Sections of this Article IV so long as said members and the Condominium Association comply with the provisions of this Declaration.

Section 8. Easements Appurtenant. All easements and other property rights for Owners created in this Article IV shall be appurtenant to each Owner's Lot and shall run and pass with the title to such Lots.

ARTICLE V

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation to Pay Assessments. The Declarant, for each Lot owned within the Properties, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, are deemed to covenant and agree to pay to the Association: (1) Annual Assessments or charges for the creation and continuation of an installation and maintenance fund in the amount hereinafter set forth; and (2) Special Assessments, each such Assessment to be established and collected as hereinafter provided (Annual Assessments and Special Assessments are hereafter separately and collectively referred to as "Assessment" or "Assessments"). Any such Assessment or charge, together with interest, costs and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such Assessment is made. In the case of co-ownership of a Lot, all of the co-owners shall be jointly and severally liable for the entire amount of the Assessment.

Notwithstanding any provision contained herein or in any document or instrument to the contrary, Declarant shall not be obligated to pay Assessments described in this Article on any portion of the Properties owned by Declarant until the following occurs with respect to such portion of the Properties (the "Affected Portion") and then Declarant shall only be obligated to

pay Assessments on the Affected Portion: (i) Declarant causes the Affected Portion to be subdivided and a subdivision plat for the Affected Portion is recorded in the Mecklenburg County Public Registry; (ii) Declarant ground leases the Affected Portion; or (iii) any Building Improvements are constructed on the Affected Portion.

Section 2. Purposes of Assessments. Except as hereinafter provided, the Assessments levied by the Association shall be used to pay the ongoing cost of and shall be used exclusively for obligations expressly undertaken by the Association to pay for (i) the maintenance, repair, replacement, reconstruction, replenishment, restoration, cleaning and operation of the Designated Maintenance Items, the Association Landscape and Easement Areas, Utility Easements, Drainage Easements, Signage Easements and Sidewalk Easements, the provision of other services intended to promote the health, safety and welfare of the Members, the cost of labor, equipment, materials, management and supervision for and security services in protection of the same, sewer, water and drainage lines servicing the Properties including those shown specifically on the recorded maps of the Properties, now or in the future, and those portions of the parking areas, driveways and sidewalks located on portions of Lots as shown on the recorded maps of the Properties, now or in the future; except, however, each owner of a condominium unit created pursuant to Article IX, Section 7 hereof, shall be liable for the portion of Assessments for the Lot on which the Condominium building is situated attributable to such unit, to the extent the Assessments for such unit, out of which the Assessments are paid, were not paid to the collecting Condominium Association and such amount, together with interest, costs and reasonable attorney's fees shall be a continuing lien upon such unit owner's fee interest in the unit and common elements appurtenant thereto; and (ii) any other reasonable third party costs deemed necessary by the Association. These reasonable third party costs may include, but will not be limited to, legal expenses, administrative costs, accounting costs, insurance premiums, the payment of utility bills relating thereto (including water and electric power for the irrigation and lighting systems), and management fees. To the extent that the Association relinquishes its maintenance obligation with respect to any Designated Maintenance Items located on a Lot in accordance with Article VIII, the Assessments for the Owner of such Lot shall be equitably adjusted to reflect the costs incurred by such Owner to maintain and replace such Designated Maintenance Items. To the extent that any Designated Maintenance Items are reserved for the exclusive use of any Owner(s) or otherwise exclusively serve or benefit any Owner(s), Assessments with respect to such Designated Maintenance Items shall be equitably allocated only among such Owner(s).

Section 3. Annual Assessment. The Annual Assessment for each Member for each calendar year shall be the product of (a) the actual acreage of land contained within said Member's Lot (excluding public road and private road rights-of-way) times (b) the Annual Assessment per acre as established by the Association based on projected expenditures for the calendar year for which such computation is made, with fractions of acres and fractions of calendar years to be computed and prorated equitably, at the same uniform rate for each calendar year. The Annual Assessment shall not commence until the calendar year 2018.

Beginning in 2018 and each year thereafter, the Association, acting through its Board of Directors, shall estimate the costs of performing its responsibilities hereunder and any other responsibilities as it shall have expressly undertaken, for the next succeeding year and advise

each Member by notice in writing of the amount of its Annual Assessment determined as above provided for such next succeeding calendar year. These Annual Assessments may include a reasonable contingency reserve for replacement and repair. If, for any given calendar year, excess funds remain after payment of all expenditures for such calendar year, then such excess funds may be applied in payment of expenditures in succeeding calendar years or to the reasonable contingency reserve in the discretion of the Association.

Each Owner shall deposit with the Association two months of estimated Annual Assessments upon purchase of a Lot.

Section 4. Special Assessments. In addition to the Annual Assessments hereinabove authorized, the Association may levy Special Assessments only for the purpose of defraying, in whole or in part, or for the purpose of setting aside for future expenditure, the cost of any unexpected items, capital items, or the cost of any reserves required in excess of the amounts that may be included in the Annual Assessment; provided, however, that any such Special Assessment shall have the approval of seventy-five percent (75%) or more of the Owners of each class of Lots present and voting in person or by proxy at an annual or special meeting of the membership at which a quorum is present with such seventy-five percent (75%) being measured by the number of votes eligible to be cast by the aforesaid Member of each class. The Association may also, without any consent of the Owners, levy a Special Assessment against any Owner who fails to maintain its Lot in accordance with the standards of Article VI herein.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 hereof shall be sent to all Members not less than fifteen (15) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence in person or of proxies of Members entitled to cast fifty percent (50%) of the Total Votes shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 6. Due Date. Unless otherwise provided herein, Annual Assessments shall be due and payable in advance, quarterly, semi-annually or yearly as determined by the Board of Directors, in its sole discretion, thirty (30) days after being billed to any Member by the Association based on the Association's or Declarant's estimate as set forth above; provided, however, the Board of Directors may require the payment of the same at different intervals. Late billing of any Assessment shall not affect a Member's obligation to pay the same.

Section 7. Records of Assessments. The Association shall cause to be maintained in the office of the Association a record of all designated portions of the Properties subject to Assessment and Assessments applicable thereto which shall be open to inspection by any Member upon reasonable notice.

The Association shall upon request and prior payment of a reasonable charge therefore, furnish to any Owner a certificate in writing signed by an officer of the Association setting forth

whether the Assessments have been paid, and if not, the amount due and owing. Such certificates shall be conclusive as evidence for third parties as to the status of Assessments against such Lot.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any Assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of eighteen percent (18%) per annum or the maximum interest rate permitted to be legally charged under the laws of the State of North Carolina at the time of such delinquency, whichever is less. In addition to such interest charge, any delinquent Member shall also pay a late charge of the greater: of (i) fifteen percent (15%) of the delinquent amount and (ii) Two Hundred and Fifty and No/100 Dollars (\$250.00) or such other amount as may have been theretofore established by the Board of Directors of the Association to defray the costs of late payment. The Association, its agent or representative, may bring an action at law against any Member personally obligated to pay the same or foreclose the lien against the Lot, and interest, late payment fees, costs and reasonable attorneys' fees of such action or foreclosure shall be added to the amount of such Assessment. No Member may waive or otherwise escape liability for the Assessments provided for herein by abandonment or non-use of his or its portion of the Properties.

Section 9. Subordination of the Lien to Mortgages. The liens provided for herein shall be subordinate to the lien of any first mortgage or first deed of trust on a Lot or any portion of the Properties and to other mortgages or deeds of trust if the mortgagee or beneficiary in such deed of trust is an Institutional Lender. Sale or transfer of a Lot or any portion of the Properties shall not affect any Assessment lien, but the sale or transfer of a Lot or any portion of the Properties which is subject to a mortgage or deed of trust to which the lien of the Assessment is subordinate, pursuant to a foreclosure thereof or any proceeding in lieu of foreclosure thereof, shall extinguish the lien of such Assessments as to any installment thereof which became due prior to such sale or transfer. No such sale or transfer shall relieve such Lot or portion of the Properties from liability for any Assessment thereafter becoming due or from the lien thereof, but the liens provided for herein shall continue to be subordinate to the lien of those mortgages and deeds of trust identified in the first sentence of this Section 9.

Section 10. Exempt Property. All property dedicated to, and accepted by, a local public authority for operation and maintenance shall be exempt from any provision of this Declaration.

Section 11. Annual Accounting. The Association shall keep books and accounting records in accordance with generally accepted accounting principles and shall furnish each Member with an annual report each year prepared by and certified to be true and correct by an officer of the Association or, at the election of the Association, an independent Certified Public Accountant selected by the Association's Board of Directors. Each Member shall have the right to audit the Association's books and records (including engaging a third party accountant to perform such audit, if desired) from time to time. Any such audit shall be performed at the requesting Member's expense; provided, however, if such audit reveals any errors or inaccuracies in the Association's books and records that resulted in overcharging any Member or

any misapplication of funds, then the Association shall be responsible for any such audit cost and shall promptly reimburse such Member for such cost, as applicable.

Section 12. Dealings Between Association and Any Member. In the event that services, materials or work are provided to the Association by any Member, including the Declarant, then all such services, materials or work shall be furnished at a price which is not more than would be charged by non-members for performing such work or services or providing such materials.

ARTICLE VI

MAINTENANCE BY OWNER AND EXTERIOR APPEARANCE

Section 1. Maintenance and Repair. Each Owner shall maintain, repair and, when necessary, renew or rebuild at its expense (i) all Building Improvements (both interior and exterior) on its Lot which shall reasonably be deemed necessary by the Association in order to keep the same in the best possible condition, repair and appearance and in a condition substantially similar to that existing upon the initial completion of the Building Improvements in accordance with the Plans (as hereinafter defined); and (ii) any Designated Maintenance Items located on such Owner's Lot for which the Association has relinquished its maintenance obligation in accordance with Article VIII.

Upon an Owner's failure to maintain and renew or rebuild the exterior of any Building Improvement, including, without limitation, the roof, any such Designated Maintenance Items located on such Owner's Lot, in good condition, repair and appearance, the Association, in addition to all other rights and remedies it might have at law to enforce this covenant, may, at its option, after approval by a majority vote of the Board of Directors and after giving the Owner not less than thirty (30) days' written notice sent to its last known address, or to the address of the Lot, make repairs or renew or rebuild and improve the appearance in a reasonable and workmanlike manner. The cost of any of the work performed by the Association upon the Owner's failure to do so shall be immediately due and owing from the Owner of the Lot and the Association shall be deemed to have contracted with the Owner for such work and materials, and shall be entitled to file a mechanic's lien against the Owner's Property for the cost of such work and materials with all rights incident thereto, all in accordance with Chapter 44A of the North Carolina General Statutes and Article V, Section 8 hereof.

The lien provided for in the immediately preceding paragraph of this Section and in Sections 4 and 5 of Article VII shall be subordinate to the lien of any first mortgage or first deed of trust on a Lot and to other mortgages or deeds of trust if the mortgagee or beneficiary in such deed of trust is an Institutional Lender. Sale or transfer of any Lot shall not affect any Assessment lien, but the sale or transfer of any Lot which is subject to a mortgage or deed of trust to which the lien of the Assessment is subordinate, pursuant to a foreclosure thereof or any proceeding in lieu of foreclosure thereof, shall extinguish the lien of such Assessments as to any installment thereof which became due prior to such sale or transfer. No such sale or transfer shall relieve such Lot from liability for any Assessment thereafter becoming due or from the lien

thereof, but the lien provided for herein and in Sections 4 and 5 of Article VII shall continue to be subordinate to the lien of those mortgages and deeds of trust identified in the first sentence of this paragraph.

Section 2. Awnings, Antenna and Exterior Projections. No Owner shall install any awning, satellite dish, antenna or other attachment to the roof or the outside wall of any building or other improvement constructed upon any Lot in such a way that the same can be seen from the centerline of any public street right-of-way, except when the Architectural Design Committee approves the same as not being aesthetically detrimental to the development. Approval shall be deemed given if, within thirty (30) days after submission of full and complete details, the Architectural Design Committee (as hereinafter described) has not acted to approve or disapprove such request.

Section 3. Utilities. All on-site utility services on any Lot or within Utility Easement areas shall be located underground, except for transformers, vaults, meters, control boxes or other items not generally designed to be placed underground, unless otherwise approved by the Architectural Design Committee; provided, however, this provision shall not be construed to prohibit the installation of temporary overhead power lines for the period during which Improvements are constructed on any Lot and provided, further, that such temporary overhead power lines shall forthwith be dismantled upon completion of construction of such improvements.

Section 4. Owner's Insurance. Each Owner covenants and agrees that it shall insure all Improvements owned by it on any Lot in an amount equal to the full replacement cost thereof and if any such Improvements are destroyed or damaged by fire or other casualty, the Owner whose property is damaged or destroyed by fire or other casualty shall proceed with due diligence to repair and restore the same to as good a condition as existed before such damage or destruction; provided that the holder of the first mortgage loan on the property damaged or destroyed permits the application of such proceeds to repair or replacement. In the event of a taking by condemnation or otherwise by governmental authority which damages any part of said Improvements, the Owner of such portion of the Improvements shall immediately repair and restore the same to an integrated and architecturally complete building or structure, if the remaining portion of the Improvements is capable of being so repaired and restored. In the event insurance proceeds are not made available for application to the repair or replacement of the Improvements, or in the event of a condemnation such that the remaining portion of the Improvements is not capable of being repaired and restored, then in either event the Owner of such Improvements shall thereafter remove all damaged Improvements, rubble and debris from the Lot, shall evenly grade and reseed the Lot and thereafter shall maintain the Lot in accordance with the provisions of Section 1 of this Article. Each Owner at all times shall maintain comprehensive public liability insurance with a combined single limit of at least \$1,000,000.00 with respect to bodily injury or death to any one person, at least \$2,000,000.00 with respect to bodily injury or death arising out of any one accident and at least \$1,000,000.00 with respect to property damage arising out of one occurrence, covering its Lot, which minimum may be increased by the Board of Directors in its reasonable discretion from time to time. During the period of construction of Improvements on any Lot, the Owner of said Lot shall maintain

Builder's Risk, Workers' Compensation and such other insurance policies as are required by sound construction practices.

Section 5. Parking. On-street parking is prohibited.

ARTICLE VII

USES AND CONSTRUCTION OF IMPROVEMENTS

Section 1. Permitted Uses. A Lot may be used for any use that is permitted by applicable laws, ordinances and codes, except as otherwise expressly provided in this Declaration. All Lots shall also include within their boundaries (except where Building Improvements may be located in accordance with this Declaration) Association Landscape and Easement Areas, as defined in Section 5 of Article I hereof, and Utility Easements, Drainage Easements, Signage Easements and Sidewalk Easements.

Section 2. Prohibited Uses. No Lot or any portion of the Properties may be occupied or used, directly or indirectly, for the following uses: labor camps; commercial storage of building or construction materials (except temporarily in connection with construction of structures by Owners of Lots as is permitted herein); the process of dry cleaners; smelting of iron, tin, zinc or other ores; refining of petroleum or of petroleum products; flea markets; open air stalls; rodeos; tattoo parlors; sales lots for prefabricated structures; tire recapping plants; farm and heavy construction equipment and implement sales, leasing, service, storage, and similar activities; truck terminals; lumber, planing or sawing mills; pulpwood yards; storage yards; taxidermy; cemeteries (public and private); commercial poultry, livestock, and swine production; cattle feeder lots or fur-bearing animal rearing or breeding farms; abattoirs; junk yards; baling, storage or processing of scrap metal, glass, paper or rags, or storage or processing of wrecked or junked motor vehicles; quarries; race tracks; raceways or dragstrips; truck stops; sanitary landfills or garbage disposal areas; trailer or mobile home parks; any type of outdoor storage; or massage parlor, cinema or bookstore selling or exhibiting material of a pornographic or adult nature. No Lot or other portion of the Properties shall be used for any business the operation of which would result in the generation, storage or disposal of any flammable explosives, radioactive materials; infectious substances or raw materials which include hazardous constituents or any other substances or materials which are included under or regulated by Environmental Laws (as hereinafter defined) (collectively, "Hazardous Substances"), including, but not limited to, (i) any asbestos or insulation or other material composed of or containing asbestos, or (ii) any hazardous, toxic or dangerous substance, material or waste defined as such in (or for the purposes of) the Comprehensive Environmental Response Compensation and Liability Act, as amended, 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Clean Air Act, 42 U.S.C. § 7401 et seq., the Clean Water Act, 33 U.S.C. § 1251 et seq. the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., the Safe Drinking Water Act, 15 U.S.C. § 2601 et seq., the Occupational Safety and Health Act, 29 U.S.C. § 651 et seq., the Hazardous Materials Transportation Act, 49 U.S.C. § 1801 et seq., any so-called state or local "Superfund" or "Superlien" laws, or any other federal, state or local

statute, law, ordinance, code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards of conduct concerning any hazardous substance (“Environmental Laws”). Notwithstanding the foregoing, any Lot or portion thereof that is used for healthcare or medical office purposes in accordance with this Declaration may generate, store and dispose of medical waste in the ordinary course and in accordance with applicable law.

Section 3. Compliance with Environmental Laws. Each Owner shall comply with all applicable Environmental Laws. Each Owner shall keep or cause the Properties to be kept free from Hazardous Substances (except those substances used by any Owner in the ordinary course of his respective business and except in compliance with all Environmental Laws and where such could not reasonably be expected to give rise to liability under Environmental Laws) and in compliance with all Environmental Laws. Owners shall not install or use any underground storage tanks (“USTs”), shall expressly prohibit the use, generation, handling, storage, production, processing and disposal of Hazardous Substances on the Properties in quantities or conditions that would violate or give rise to any obligation to take remedial or other action under any applicable Environmental Laws. Without limiting the generality of the foregoing, during the term of this Declaration, no Owner shall install or permit to be installed in the Properties any asbestos or asbestos-containing materials. An Owner shall remedy or cause to be remedied in a timely manner (and in any event within the time period permitted by applicable Environmental Laws) any violation of Environmental Laws by such Owner or any condition that could give rise to liability under Environmental Laws resulting from the acts or omissions of such Owner, its officers, directors, members, agents invitees concerning (i) the Properties or (ii) other affected property. In the event any Owner fails to perform any of such Owner’s obligations set out in this Section 4, the Association may, but shall not be obligated to, cause the Properties to be freed from any Hazardous Substances or otherwise brought into conformance with Environmental Laws, and the Association shall be deemed to have contracted with the Owner for such work and materials, and shall be entitled to file a mechanic’s lien against the Owner’s Property for the Owner’s share of the cost of such work and materials, together with interest thereon, with all rights incident thereto, all in accordance with Chapter 44A of the North Carolina General Statutes and with Article V, Section 8 herein. Owners hereby grant to the Association and its agents and employees access to the Properties and a license to remove any items deemed by the Association to be Hazardous Substances and to do all things the Association shall deem necessary to bring the Properties into conformance with Environmental Laws.

Section 4. Approval of Development. Declarant may elect to construct all or a portion of the Common Area Improvements in such manner as Declarant deems appropriate, in its sole discretion. In the event Declarant does not elect to construct the Common Area Improvements, this Section 4 shall be applicable to construction of Common Area Improvements by the Owner of the applicable Lot. Before commencing the construction, redecorating, painting, reconstruction, relocation or alteration of any exterior portions of Improvements to any Lot, the Owner of such Lot shall first submit to the Architectural Design Committee in duplicate, the preliminary plans showing the following items and such other items as the Architectural Design Committee may reasonably request, which other items may be in addition to or deleted from the following, as appropriate, taking into account the scope of the project or construction to be reviewed by the Architectural Design Committee (all of the following and such additions to or deletions therefrom being herein called the “Plans”): site plan showing the location of all

Improvements, including but not limited to, proposed driveways providing access to public streets and the parking layout; demolition and storm drainage plan; storm water retention plan; utility plan; erosion control plan; landscape plan; irrigation plan; floor plan; building elevations; structured parking facilities plan and elevations; schedule of colors, finishes, and materials for exterior surfaces of all structures; perspective drawing or rendering showing at least the side of the structure containing the primary entrance; exterior signage program; and site lighting program. The Plans shall be subject to the prior approval of the Architectural Design Committee before commencement of the construction of any Improvements.

The Architectural Design Committee may establish and amend, from time to time for any construction to be undertaken on Lots, uniform and standard requirements (the "Design Guidelines") with respect to such construction including, without limitation, building exterior surface materials; landscape plans, including types of plants, shrubbery and street trees and the required spacing thereof, decorative fencing; and street and parking area lighting. The Design Guidelines as established by the Architectural Design Committee shall be available upon the request of an Owner for its use in preparing Plans for submission to the Architectural Design Committee. The Architectural Design Committee may require as a condition for approval of an Owner's Plans the integration of the Design Guidelines within the Improvements to be constructed on any Lot.

Declarant or the Association may enter upon the Lot at any time during construction and installation of Improvements in order to inspect such Improvements as shown on the Plan. In the event that Declarant or the Association determines, in its reasonable discretion, that such Improvements are not being constructed or installed in accordance with the approved Plan in any material respect, Declarant or the Association shall notify the Owner of such Lot of non-compliance and such Owner shall have thirty (30) days after receipt thereof to remedy such material non-compliance. Notwithstanding any provisions contained herein or in any other document or instrument to the contrary, if an Owner fails to obtain the approvals required herein, to proceed diligently to complete the Improvements in accordance with the approved Plans or otherwise fails to comply with the provisions of this Article VII, then and in that event, if such Owner fails to commence and thereafter diligently pursue compliance with the provisions set forth herein within thirty (30) days after receipt of notification of non-compliance by Declarant or the Association, the obligations set forth herein may be enforced by the Declarant or the Association by pursuit of all available remedies at law and in equity, including injunctive relief. Further, Declarant or the Association shall have the right to enter upon the Lot or Lots on which the Improvements are located and complete the Improvements in accordance with the approved Plans or conform the Improvements to the requirements set forth herein. The cost of such correction, together with all interest and reasonable attorney fees incurred in connection therewith, shall be due and owing the Declarant or the Association, as the case may be, enforceable at law and in equity and shall also be a charge on the land of such Owner within the Properties and a continuing lien thereon until paid. All expenses of the Association incurred as a result of action taken by the Association pursuant to this Section shall be immediately due and owing from the Owner of the Lot, and the Association shall be deemed to have contracted with the Owner for such work and materials, and shall be entitled to file a mechanic's lien against the Owner's Property for the cost of such work and materials with all rights incident thereto, all in

accordance with Chapter 44A of the North Carolina General Statutes and Article V, Section 8 hereof.

All Building Improvements constructed or erected upon the Properties shall conform to the minimum standards specified by the applicable governmental building codes in effect at the time of such construction as well as to all other rules, regulations, requirements, ordinances and laws of any local, state or federal governmental unit(s) or authority(ies) having jurisdiction. No permission or approval granted by the Architectural Design Committee pursuant to this Declaration shall constitute or be construed as an approval by it of the fitness for its purpose, engineering or structural stability, quality of materials, or design of any building, structure or other improvement and no liability shall accrue to the Architectural Design Committee in the event that any such construction shall subsequently prove to be defective or in any way inadequate, nor shall any approval be considered evidence that the same comply with other restrictions applicable to the Lot. No structure of a temporary nature shall be allowed on any Lot at any time except that of an Owner's contractors and subcontractors during the period of construction of Improvements, except with the approval of the Architectural Design Committee.

Section 5. Special Provisions. The Architectural Design Committee shall consist of not less than three (3) persons appointed by Declarant. The Declarant shall be empowered to appoint their successors should a vacancy occur, and their names shall be maintained at Declarant's offices. At its option by written notice, the Declarant may delegate to the Association the authority and duty to appoint the Architectural Design Committee, and upon termination of the Class B Lots in accordance with the provisions of Article III, Section 2(b) hereof, the authority to appoint the Architectural Design Committee shall automatically be vested in the Association. Upon Declarant's delegation of the duty and authority to appoint the members of the Architectural Design Committee, or upon the expiration of Declarant's right to perform the functions of such Committee, the Association's Board of Directors shall appoint not less than three (3) nor more than five (5) individuals to such Committee. One of the individuals so appointed shall be the Chairman of the Architectural Design Committee, and he/she or a majority of the members may call a meeting of the Committee by giving two days prior written notice to each member. A quorum shall be a majority of the members of the Committee and all decisions shall be made by majority vote. A member of the Architectural Design Committee need not be a Member and can also be a member of the Board of Directors of the Association. In no event shall any member of the Architectural Design Committee be liable for damages or in any other respect to any Owner for wrongfully refusing to approve any submission by such owner as hereinabove required. Such Owner's sole remedy shall be a suit to compel approval by the Architectural Design Committee.

Notwithstanding any other provision of this Declaration of Covenants, Conditions and Restrictions to the contrary, Declarant shall not be required to comply with or be subject to the requirements, restrictions or procedures set forth in this Article VII with respect to all or any portion of the Existing Property owned by Declarant until December 31, 2023; provided, however that the Declarant shall be subject at all times to the Exclusive Uses restrictions set forth in Section 11 of Article VII.

Section 6. Outside Storage and Appurtenances. No articles, goods, materials, incinerators, storage tanks, refuse containers or equipment shall be kept in the open or exposed to public view or view from any neighboring properties. Water towers, storage tanks, transformers, pump houses, processing equipment, stand fans, cooling towers, communication towers, vents, stacks, skylights, mechanical rooms and any other structures or equipment (whether freestanding or roofmounted) shall be architecturally compatible or effectively shielded from public view by an architecturally approved method organized in an aesthetically pleasing and architectural manner to provide a "roofscape" which shall be approved in writing by the Architectural Design Committee before construction or erection of said structures or equipment. Outside storage which is not a use ancillary to the Building Improvements constructed on any Lot is not permitted.

Section 7. Preservation of Landscaping Within Setback Areas. No Building Improvement or other structure above ground shall be constructed or erected in the building setback areas on any Lot established in maps of the Properties, presently existing or hereinafter recorded in the Mecklenburg County Public Registry. Association Landscape and Easement Areas shall be used solely for landscaping purposes and, unless Declarant or the Association elects to install landscaping within this area, it shall be the responsibility of each Owner at its sole expense to install landscaping within this area on its Lot and plant with lawn, trees, flowers and shrubbery according to the Plans approved in writing by the Architectural Design Committee. Upon approval of the Architectural Design Committee, driveways, signs and other similar Improvements may be located within said landscaped areas. Unless Declarant or the Association elects to do so, each Owner shall install an underground sprinkler or underground watering system for any landscaped areas within the Association Landscape and Easement Areas on its Lot; provided, however, the Owner shall not be required to plant the said landscaping or construct the underground watering system prior to the time the Improvements are constructed on its Lot.

Notwithstanding the above, all installations of landscaping and sprinkler systems by any Owner shall be subject to inspections and the right of Declarant or the Association to install or conform such installations to the approved plans as set forth in Section 5 of this Article VII.

Section 8. Governmental Laws, Regulations, Permits and Approvals. Each Owner, its successors and assigns, shall fully comply with (i) all federal, state and local health and safety laws, codes and ordinances, and all rules and regulations promulgated thereunder and (ii) the terms and conditions of all federal, state and local permits, licenses, certifications and approvals now or hereafter granted or obtained, with respect to all property owned by such Owner within the Properties and all actions of Owner, its agents, representatives, contractors and employees within the Properties. Each Owner shall defend, indemnify and hold Declarant and the Association harmless from and against all claims, demands, liabilities, causes of action and damages arising out of or occurring as a result of such Owner's violation of the provisions of this Section 9.

Section 9. Diligent Construction. All construction, landscaping or other work which has been commenced on any Lot located within the Properties must be continued with reasonable diligence to completion and no partially completed Building Improvements or other

Improvements shall be permitted to exist on any Lot, except during such reasonable time period as is necessary for completion. In the event of the failure by any Owner to diligently complete such improvements, Declarant and Association shall have the rights set forth in Section 5 of this Article VII. The Owner of each Lot shall at all times keep all adjacent public and private areas free from dirt, mud, garbage, trash or other debris which is occasioned by construction of Improvements.

Section 11. Exclusive Uses. Certain Owners or Occupants shall have the exclusive right within McAllister Court to occupy or use their Lots or portions thereof for certain permitted uses as more particularly set forth on Exhibit B attached hereto and incorporated herein by reference (the “Exclusive Uses”). For so long as any such Owner or Occupant shall continue to occupy or use the benefitted Lot or portion thereof for an Exclusive Use, no other Lot or any other portion of the Properties may be occupied or used, directly or indirectly, for such Exclusive Use.

ARTICLE VIII

MAINTENANCE AND REPLACEMENT OF
ASSOCIATION LANDSCAPE AND EASEMENT AREAS

Except as otherwise expressly provided herein, upon completion of installation, the Association shall maintain, reconstruct, replace, repair, replenish and operate all Designated Maintenance Items located within all Association Landscape and Easement Areas and pay the cost thereof, including, without limitation: all driveways, parking areas, sidewalks, medians, private streets, curb cuts, fences, entranceways, exit ways, landscaped areas, storm drainage systems, storm water detention facilities, irrigation facilities, utility lines and facilities, signage and exterior lighting. In addition, the Association, its agents and contractors shall have the full right and authority to go upon such property at any time and from time to time for the purpose of performing the Association’s obligations hereunder in such manner as the Association reasonably deems in the best interest of the Properties. Declarant or the Association may elect to make a new installation in the Utility Easements, Drainage Easements, Signage Easements and Sidewalk Easements and Association Landscape and Easement Areas at any time, and such installation shall be made with minimum practicable interference to the Lot where the installation is performed. The Association shall be permitted from time to time and at any time to relinquish any maintenance obligations with respect to Designated Maintenance Items located on a Lot by delivering written notice thereof to the Owner owning the Lot affected by such relinquishment of obligations, and such Owner from and after its receipt of said written notice shall be responsible for such maintenance; provided, the Association shall remain responsible for enforcing such Owner’s maintenance obligations with respect to such Designated Maintenance Items in accordance with Article VI, Section 1. All maintenance, reconstruction, replacement, repair, replenishment and operation of Designated Maintenance Items located within all Utility Easements, Drainage Easements, Signage Easements and Sidewalk Easements and Association Landscape and Easement Areas, if performed by Declarant or the Association, shall be performed with minimum practicable interference to the Lot where the work is being conducted and, except in the cases of such Owner’s negligence, recklessness or willful misconduct, in which case the Owner shall be responsible for the cost of maintenance and repairs necessitated

by Owner's conduct, the Declarant or the Association, as the case may be, shall fully repair all damage to such Owner's Lot following any installation, maintenance or repair.

ARTICLE IX

GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right (but not the obligation), after delivering written notice to the defaulting Owner, to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce, whether in whole or in part, any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The foregoing right of enforcement shall not be exercised if (i) within thirty (30) days after delivery of the default notice, the defaulting Owner cures such default or (ii) if such default cannot reasonably be cured within thirty (30) days, the defaulting Owner commences to cure such default and thereafter diligently and continuously pursues such curative action to completion, but in no event longer than sixty (60) days.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no manner affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land for a term of thirty-five (35) years from the date this Declaration is recorded after which time they shall be automatically extended for three (3) successive periods of ten (10) years each, unless Owners with at least seventy-five (75%) percent of the Total Votes elect not to continue the same in existence. This Declaration may be amended by an instrument signed by the Owners with at least fifty-one percent (51%) of the Total Votes and the prior written approval of the Declarant, so long as it owns any portion of the Properties; provided, however, any amendment which adversely affects any easement rights or Exclusive Uses hereunder that benefit any Lot, which restricts the development or use of any Lot, or which increases or imposes additional payment obligations upon the Owner of any Lot shall require the written approval of such Owner of such Lot. Any Amendment must be properly recorded. For purposes of this Section 3, changes in the Annual Assessment or the imposition of a Special Assessment shall not be deemed an "Amendment."

Section 4. Rezoning. If, prior to December 31, 2020, any Owner wishes to rezone all or any portion of the Properties, such zoning application shall be subject to the prior written consent of Declarant.

Section 5. Fines. In addition to any other rights and remedies available for the enforcement of the provisions of this Declaration (including, without limitation, the powers of the Architectural Design Committee), the Declarant or the Association may, if any violation is not cured within thirty (30) days after delivery of notice meeting the requirements set out herein to the Owner of the Lot on which the violation is occurring, impose a fine against such Owner

for each day the violation continues after the end of such thirty (30) day cure period. The fine shall not exceed Two Hundred and No/100 Dollars (\$200.00) per day. Such fine shall constitute a lien against such Lot in the same manner as an Assessment under Article V. The notice to the Lot Owner shall state the Owner's name, the Lot number or address of the property subject to the violation, the specific violation which is occurring, a reasonable time period for correction of such violation before the imposition of a fine (which shall be determined based upon the nature of the violation, but shall be no less than thirty (30) days), the amount of the fine and the fact that it will be imposed daily until the violation is cured. Delivery of notice shall be sufficient if either mailed by registered or certified mail, return receipt requested or posted in a prominent location on the Lot. Notwithstanding the foregoing, if the nature of any violation is such that it cannot be reasonably cured within thirty (30) days, then the fine shall not be imposed so long as such Owner commences to cure such violation within thirty (30) days after receiving notice and thereafter diligently and continuously pursues such curative action to completion, but in no event longer than sixty (60) days.

Section 6. Rights Assignable. Any and all rights, powers, easements and reservations of Declarant herein contained may be assigned to any person(s), corporation(s), Declarant(s) or other legal entity(ies) which own one or more Lots and which will assume the duties of Declarant pertaining to the particular rights, powers, easements and reservations assigned, and upon any such person(s), corporation(s), Declarant(s) or other legal entity(ies) evidencing his or its consent in writing to accept such assignment and assume such duties, he or it shall, to the extent of such assignment, have the same rights and powers and be subject to the same obligations and duties as are given to and assumed by Declarant herein. The term "Declarant," as used herein, includes all such assignees and their heirs, successors and assigns (including, but not limited to, the Association). Any assignment or appointment made under this Section 6 shall be in recordable form and shall be recorded in the appropriate land record offices for the jurisdiction in which the Properties are located, and notice of such assignment or appointment shall be delivered to all Owners.

Section 7. Condominium Regime. Declarant expressly reserves the right to establish one or more office condominiums within the Properties. Such condominium buildings shall be compatible with the other buildings and McAllister Court in terms of architectural style, quality of construction and principal materials employed in construction. In the event Declarant, in its sole discretion, elects to establish condominium ownership for one or more of the Lots within the Properties, the Condominium Association established therefor shall be a Member of the Association based on the ratio of the total acreage within the condominium to total acreage within the Properties and such Condominium Association, as a Member, shall pay Assessments pursuant to this Declaration based on its pro rata portion of the total acreage in the Properties. Such establishment of office condominiums shall not be considered a subdivision or partition of the Lots.

Section 8. Estoppel Certificates. Upon written request from any Owner (which shall not be made more than twice by such requesting Owner during any calendar year), Declarant, the Association and/or any other Owner, as applicable (the "Estoppel Party"), within fifteen (15) days after the Estoppel Party's receipt of such written request, shall deliver to such requesting Owner or to a prospective or existing mortgage lender of such requesting Owner or to a

prospective successor in title to such requesting Owner, an estoppel certificate addressing: (i) whether such Estoppel Party has given any default notice or has any knowledge of any default by such requesting Owner under this Declaration which remains uncured (and if so, specifying the nature thereof) and (ii) any other matters reasonably requested by the requesting Owner or such mortgage lender or prospective successor in title.

IN WITNESS WHEREOF, the undersigned has caused these presents to be duly executed by authority duly given, the day and year first above written.

SCBP DEVELOPER, LLC

By: Queen City Enterprises, LLC, its Manager

By: [Signature]
Print Name: F. Andrew Welcher
Title: Mgr Member

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, BRAYAN LOOR, a Notary Public for the County and State aforesaid, certify that F. Andrew Welcher personally came before me this day and acknowledged that he is Manager of Queen City Enterprises, LLC, a North Carolina limited liability company, Manager of SCBP Developer, LLC, a North Carolina limited liability company, and that he, being authorized to do so, executed the foregoing on behalf of said company, acting as Manager of Queen City Enterprises, LLC.

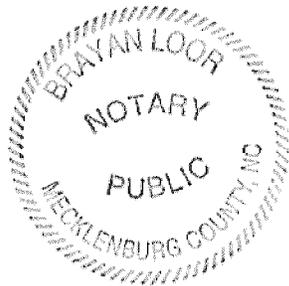
WITNESS my hand and official stamp or seal, this 19 day of April 2018.

(NOTARIAL SEAL OR STAMP)

[Signature]
Notary Public

My Commission Expires: JUNE 19 2021

Print Name: BRAYAN LOOR



By: LCRE Capital, LLC, its Manager

By: [Signature]
Print Name: ARON LIGON
Title: MANAGER

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Tina L. Mitchem, a Notary Public for the County and State aforesaid, certify that Aaron Ligon personally came before me this day and acknowledged that he is Manager of LCRE Capital, LLC, a North Carolina limited liability company, Manager of SCBP Developer, LLC, a North Carolina limited liability company, and that he, being authorized to do so, executed the foregoing on behalf of said company, acting as Manager of LCRE Capital, LLC.

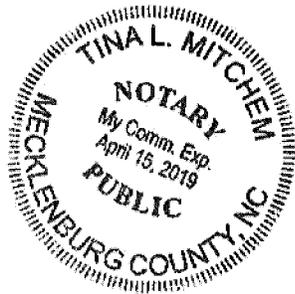
WITNESS my hand and official stamp or seal, this 20 day of April 2018.

(NOTARIAL SEAL OR STAMP)

[Signature]
Notary Public

My Commission Expires: 4-15-19

Print Name: Tina L Mitchem



CONSENT OF LENDER
TO
DECLARATION OF PROTECTIVE COVENANTS
FOR
MCALLISTER COURT

(Deeds of Trust recorded in Book 32360 at Page 839)

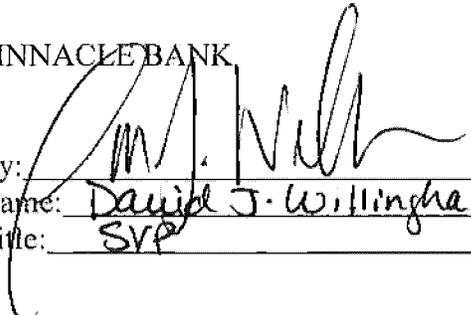
CONSENT OF LENDER

Pinnacle Bank, a Tennessee banking corporation (“Lender”), owner and holder of a note secured by that certain Deed of Trust, Assignment of Rents and Leases and Security Agreement recorded in Book 32360 at Page 839 in the Mecklenburg County Public Registry, hereby agrees that it has consented to the terms and provisions of this Declaration of Protective Covenants for McAllister Court (hereinafter called the “Declaration”); that any subsequent foreclosure of the Deed of Trust secured by the property described therein shall not extinguish this Declaration but shall merely vest in Lender the rights and duties set forth herein, provided, however, that should Lender acquire title to the property secured by the Deed of Trust, any liability Lender shall have for the duties set forth in the Declaration shall be non-recourse except to the extent of its interest in such property; that all present and future owners of any of the property described in the Declaration shall be entitled to the full rights and easements to the extent the same are granted herein; and that upon payment of the loan secured by the Deed of Trust, the rights of Lender set forth in this Declaration shall terminate.

IN WITNESS WHEREOF, the undersigned have duly executed these presents under seal as of the 20 day of April, 2018.

LENDER:

PINNACLE BANK

By: 

Name: David J. Williamson

Title: SVP

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Audrey G. Fox a Notary Public of the County and State aforesaid, certify that David J. Williamson personally came before me this day and acknowledged that s/he is SVP President of Pinnacle Bank, a ~~North Carolina~~ Tennessee *Banking* corporation, and that he/she, as SVP President, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

Witness my hand and official seal, this the 20 day of April, 20 18.

Audrey G. Fox
Notary Public
My Commission Expires: 6/18/2021

[NOTARIAL SEAL]

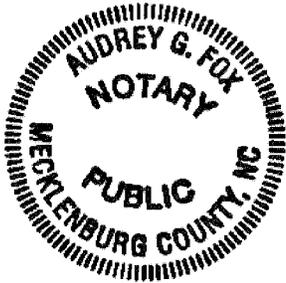


EXHIBIT A

Parking Space Allocation

	Acreage	% of Site	Building SF	% of SF	# of Parks	% of Parks	
Parcel 1	2.27	26%	16,500	40%	55	35%	
Parcel 2	0.74	9%	4,500	11%	15	10%	*To-be-determined based on final use.
Parcel 3	1.67	19%	6,906	17%	29	19%	
Parcel 4	1.93	22%	6,500	16%	22	14%	*To-be-determined based on final use.
Parcel 5	2	23%	7,000	17%	35	22%	
Parcel 6	0	0%	0	0%	0	0%	*To-be-determined.
	8.61	100%	41,406	100%	156	100%	

EXHIBIT B

Exclusive Uses

1. The Benefitted Portion (as defined below) of Parcel 5 as shown on the Subdivision Plat shall have an Exclusive Use for orthodontics and pediatric dentistry services. The other portion(s) of Parcel 5 (except for the Benefitted Portion) and the other Properties shall be restricted, and shall not be benefitted, by such Exclusive Use. The term "Benefitted Portion" shall mean that portion of Parcel 5 to be subdivided as generally shown as "Proposed Med/Office #1 (7000 S.F.)" in the proposed site plan referenced as "Phase 3 Sketch Plan" for McCalister Court by Landworks Design Group, P.A., dated October 27, 2017.