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STATE OF NORTH CAROLINA  
COUNTY OF ORANGE

BOOK 747 PAGE 339

ANNEXATION OF ADDITIONAL PROPERTIES  
SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR FENWAY PARK TOWNHOUSES

This Annexation of Additional Properties subject to Declaration of Covenants and Restrictions for Fenway Park Townhouses ("Annexation") executed this 24th day of August, 1988, by Pika Developers, Inc., a North Carolina Corporation ("Declarant"); P. O. Box 816, Carrboro, N. C. 27510

W I T N E S S E T H:

WHEREAS, Declaration acquired the additional land within the boundaries shown on the general plan of Fenway Park Townhouses heretofore approved by the Town of Chapel Hill, a portion of which is described on Exhibit A; and

WHEREAS, the Declaration of Covenants and Restrictions was recorded in Book 596, page 445, Orange County Register of Deeds Office ("Declaration"); and

WHEREAS, in accordance with Article II, Section 2, of such Declaration, and by virtue of the acquisition of such additional land within the boundaries shown on the general plan of Fenway Park Townhouses heretofore approved by the Town of Chapel Hill by Declarant as aforesaid, Declarant succeeded to the rights and privileges of the prior Declarant; and

WHEREAS, Declarant reserves the right, pursuant to Article II, Section 2, of the Declaration, to annex the remainder of the additional land within the boundaries shown on the general plan of Fenway Park Townhouses at such times in the future as deemed appropriate by Declarant; and

WHEREAS, the land described on Exhibit A attached hereto is to be developed in conformity and in accordance with the general plan of development of Fenway Park Townhouses; and

WHEREAS, the annexation of the properties described on Exhibit A was accomplished in strict conformity with the requirements set forth in the Declaration;

NOW, THEREFORE, in consideration of the premises, the Declarant hereby annexes the real property described on Exhibit A attached hereto and declares that it is and shall be subject to, incorporated within and a part of the Declaration, together with any amendments thereto and shall bind all future owners of any portion of the property. The undersigned Declarant hereby certifies that this Annexation is not an amendment to the Declaration.

RECEIVED  
REC AUG 23 PM 1:19  
ORANGE CO. REG. DEEDS



IN WITNESS WHEREOF, the Declarant has caused this Annexation to be executed on the day and year first above written.

PIKA DEVELOPERS, INC.

By:

J. David Morris  
President



Jean G. Morris  
Secretary

[Corporate Seal]

NORTH CAROLINA

COUNTY OF DURHAM

I, Vicki M. Arnold, a Notary Public of the County and State aforesaid, certify that Jean G. Morris, personally appeared before me this day and acknowledged that she is Secretary of Pika Developers, Inc., a North Carolina corporation, and that by authority duly given and as an act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by herself as its Secretary.

WITNESS my hand and official stamp or seal, this 24th day of August, 1988.

Vicki M. Arnold

Notary Public

My Commission expires:  
September 24, 1990



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NORTH CAROLINA - ORANGE COUNTY

The foregoing certificate(s) of \_\_\_\_\_  
Vicki M. Arnold,

A Notary ~~(XXXXXX)~~ Public of the designated Governmental units is ~~(axx)~~ certified to be correct. Filed for registration this the 29th day of August 19 88, at 1:49 o'clock, P.M.  
in Record Book 747 Page 339.

Return: \_\_\_\_\_

Betty June Hayes, Register of Deeds  
By: [Signature]  
Assistant/Deputy  
Register of Deeds



## EXHIBIT A

BEGINNING at a control corner, said control corner being located at the point of intersection of the south line of property now or formerly owned by Chapel Hill Income Partnership (Deed Book 593, page 491) and the west line of Phase One, Section One, FENWAY PARK, as shown in Plat Book 45, Page 118, Orange County Register of Deeds Office, and running thence along and with said west line of Section One, FENWAY PARK, South 37 deg. 44 min. 15 sec. East 258.45 feet to a point; thence South 77 deg. 10 min. 00 sec. West 112.0 feet to a point; thence North 52 deg. 17 min. 11 sec. West 91.0 feet to a point; thence North 27 deg. 03 min. 00 sec. West 86.0 feet to a point; thence North 10 deg. 01 min. 47 sec. West 60.39 feet to a point; thence along and with the aforesaid line of Chapel Hill Income Partnership, North 62 deg. 40 min. 11 sec. East 81.75 feet to a point, and being all of Phase Four and Phase Five of Section Two, FENWAY PARK, as per an unrecorded map thereof by David A. Graffunder, dated March 19, 1987.