

Prepared by and Hold for: Kristoff Law Offices, P.A.

NORTH CAROLINA
JOHNSTON COUNTY

**SUPPLEMENTAL DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR CRYSTAL CREEK
PHASE 3**

THIS SUPPLEMENTAL DECLARATION is made this 6th day of October, 2014, by Four Star Development Group, Inc., a North Carolina corporation, hereinafter referred to as Declarant.

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property located in Smithfield Township, Johnston County, North Carolina, which is more particularly described as all of the Lots in Crystal Creek Subdivision, Phase 3, recorded in Plat Book 80, Page 232, Johnston County Registry, reference to which is hereby made; and,

WHEREAS, Declarant will convey said real property subject to the covenants, conditions, restrictions, reservations and charges as set forth in that certain Declaration of Covenants, Conditions and Restrictions recorded in Deed Book 4308, Page 392, Johnston County Registry, and which shall run with the lots and be binding on all parties having any right, title or interest therein and their heirs, successors and assigns, and which shall inure to the benefit of each owner thereof; and,

WHEREAS, Declarant desires to insure the most appropriate development and improvement of each lot, to protect the lot owners against such improper use as would depreciate the value of the property to each, to preserve insofar as practicable the natural beauty of each lot, to guard against the erection thereon of poorly designed or proportioned structures and structures built of substandard or unsuitable materials, to secure and maintain proper setbacks with adequate free space between structures, and in general to provide for a high quality of improvements.

NOW, THEREFORE, Declarant hereby declares that all of the real property as described hereinabove shall be held, sold and conveyed subject to that certain Declaration of Covenants, Conditions and Restrictions which is recorded in Deed Book 4308, Page 392, Johnston County Registry.

IN WITNESS WHEREOF, Declarant has hereunto set their hands and seals, the day and year first above-written.

Declarant: FOUR STAR DEVELOPMENT GROUP, INC.,
a North Carolina corporation

By: *Eric B. Gordon*
Vice President

NORTH CAROLINA
JOHNSTON COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Eric B. Gordon, Vice President

Date: October 7, 2014 *Lynn A. Watkins*

Print Name: Lynn A. Watkins

My Commission Expires: 12-7-2016

