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Doc ID: 011627130002 Type: CRP  
Recorded: 06/05/2017 at 02:58:27 PM  
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WAYNE COUNTY, NC  
JUDY HARRISON REGISTER OF DEEDS

Indexed

BK 3303 PG 702-703

RETURN

Prepared by and Mail to: Kristoff Law Offices, P.A., PO Box 495, Clayton, NC 27528

NORTH CAROLINA  
WAYNE COUNTY

**SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS FOR  
GANDER LAKE. PHASES 2 AND 3**

THIS SUPPLEMENTAL DECLARATION is made this 30<sup>th</sup> day of May, 2017, by Gander Lake Development, LLC, a North Carolina limited liability company, hereinafter referred to as Declarant.

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property located in Buck Swamp Township, Wayne County, North Carolina, which is more particularly described as all of the Lots in Gander Lake Subdivision, Phase 2, recorded in Plat Cabinet O, Slides 61J and 62A and all of the Lots in Gander Lake Subdivision, Phase 3, recorded in Plat Cabinet O, Slides 62B, 62C and 62D, Wayne 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 3106, Page 205-234, Wayne County Registry and amended in Deed Book 3179, Page 181-183, Wayne County Registry, 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 recorded in Deed Book 3106, Page 205-234, Wayne County Registry and amended in Deed Book 3179, Page 181-183, Wayne County Registry.

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

**Declarant:** GANDER LAKE DEVELOPMENT, LLC,  
a North Carolina limited liability company

By: *[Signature]* (SEAL)  
Manager

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: John H. Richard

Date: 6-1-17

Cassandra Cooke

Print Name: Cassandra Cooke

My Commission Expires: 9-16-2018

CASSANDRA COOKE  
NOTARY PUBLIC  
WAKE COUNTY, N.C.  
My Commission Expires 9-16-2018